

Pinebrook HOA e-Newsletter

Year: 2021, Month: Oct., Issue: #1

Welcome to a new era of communication for the Pinebrook HOA. This is our inaugural e-Newsletter. In this newsletter, you will be kept up-to-date on what is happening in your HOA; news on projects, messages from the Board, upcoming meetings & events, and more. At the end of this newsletter, you will find contact information that will allow you to contact the Board directly, if you have any thoughts to share, or any questions to ask.

Yearly HOA membership meeting

This year's meeting will be held on Oct. 19 in virtual format (thanks again to COVID). A link to the event will be sent out at least 1 week before the meeting via the E-mail address that you received this through and a hard-copy will be sent via snail-mail, for those who don't do E-mail.

Curb-side Pickup tentatively planned to resume next Spring (funding permitting)

We are on the list to get funding to resume curb-side pickup of yard debris next year. This is a service that has been sorely missed over the last 5 years. Quite a bit of yard debris has piled up on properties & in the common areas in the meantime. With fire being a growing threat, we will all sleep easier with less fire fuel in our neighborhood.

Murphy Corridor Re-Monumenting Project

We have been trying to get the State/City to finish the job that they started when they put the 'new' Murphy corridor in ~5 years ago. They failed to re-monument the properties of those who had lost land to eminent domain. After 9 months of trying to find where the buck stopped, we believe that we will finally see some results by early October. Once the City has completed their work, we will look into the costs associated with the possible partitioning of the common area lot at the end of Deer Valley Drive.

Fence Fund and potential increase in HOA dues

After we built our north and south fences, the state of Oregon established criteria for repairing and replacing the 2,222 lineal feet of fences when their life is fully lived out. We are required to establish a sinking fund over 30 years at the end of which we should have enough money saved to replace the fences. In order to comply, we have established a fence reserve which will impact our annual dues. Here are our HOA dues for the current year and the next three years:

Current year	\$138.88
October 1, 2021	\$152.77
October 1, 2022	\$168.04
October 1, 2023	\$184.85

Damage to the N. Fence repaired – kind of

After Mike's Fence had to reorder the panels in Feb., due to ordering the wrong color initially, they finally got the replacement order in, in August, and repaired the fence. The problem is that they reordered the wrong color again, so there is not a perfect color match. The homeowners on the N. side of the fence paid for the replacement of the new panels & the associated labor costs.

New HOA Board positions opening up October 1st

Burt Lauray is retiring (again). We are in need of some new blood & fresh ideas as to how to best serve the HOA residents. If you have an interest in learning more about joining your Board, please contact us via the Pinebrook HOA's E-mail address: PinebrookBend@Gmail.com

Missing resident E-mail addresses

We have approximately 85% of residents/homeowners E-mail addresses. We would like to get to 100% of those who use E-mail. If you know of anybody who did not receive this newsletter via E-mail, please ask them to send a message to PinebrookBend@Gmail.com and we will get them on the list. Also, if you have any questions/comments, or are interested in joining the Board, this is the E-mail address to communicate those queries. For detailed information on the HOA itself, please visit: www.pinebrookbend.com