



HOMEOWNERS ASSOCIATION

PINEBROOK
PINNACLE
Spring 2012

CC&R REMINDERS

Short-term rentals (i.e., nightly or weekly rentals) are PROHIBITED by the Covenants, Conditions and Restrictions that govern Pinebrook Estates. Not only are short-term rentals a nuisance to neighbors and a threat to our property values, they are barred by and violate the Summit County ordinances governing the Hillside Stewardship Zone in which we live.

Please remember that newly installed outside lighting must comply with Summit County light ordinances. For the most part, that means fixtures must be fully shielded so that the light does not shine outside of your property. Also, shiny or reflective metal roofs are prohibited in all of Pinebrook. In addition, please remember that outside paint colors are limited to earth tones.

Some of our members are exploring solar lighting. That is great! Architectural Committee approval is required before proceeding with such an installation. Approval is also needed for new landscaping or re-contouring of land where the new grade will change by more than two feet. If you wonder whether you are affected, or if you just have questions, please ask.

ANNUAL SUMMER PARTY

Our annual summer party will be on **Saturday, August 18**, at the PMA Park starting at 5:00 pm. We will not send another newsletter before the party, so please mark your calendars now. This is a family party for all Pinebrook Estates residents. Invite your neighbors and join us on August 18th.



SPRING CLEANUP

The annual Pinebrook Homeowners Association Spring cleanup this year will be held from Friday, May 25 through Sunday, June 3. As in recent years we are working with the Pinebrook Master Association to make the Spring cleanup a community-wide event. Dumpsters will once again be available at the PMA Park. Please put your materials into the dumpsters and clean up after yourselves. We will have a machine and an operator available to chip trees and shrubs. Feel free to use all the wood chips you can haul away. (No construction debris or wood with nails, please, and NO CONTRACTOR DUMPING ALLOWED!) If everyone will take the opportunity to clean up their yards, we can improve the appearance of the entire neighborhood.

SPRING CLEANUP
FRIDAY MAY 25
to SUNDAY JUNE 3

EMAIL DATABASE PROJECT

Take a moment to check in with the Pinebrook Homeowners Association website at: www.pbhoa.org. We have added a separate tab on the website where you can enter your email address. This will only be used for matters concerning the HOA and to share information about your neighborhood.



HOMEOWNERS ASSOCIATION

Pinebrook Homeowners Association
7950 Pinebrook Road
Park City, UT 84098

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BEING GOOD NEIGHBORS

We would also like to encourage you to continue being sensitive to the community in which we live. **BE CAREFUL WITH FIREWORKS!** We live in a sensitive area and this promises to be a dangerous fire season. If you feel you must celebrate in this fashion, check with the Park City Fire District to make sure the type and timing of your display is allowed. And keep plenty of water handy.

Please be sensitive when your dogs bark. Particularly when they are left out in the early morning and in the evening. If you have a dog that is prone to barking, don't leave it out when you are gone for hours. And, please pick up after your dogs when you are out on walks.



EXTERIOR LIGHTS

One of the many things Pinebrook residents love about living up here in the mountains away from the urban sprawl is seeing the stars at night. As the Park City area continues to develop, light pollution from commercial and residential buildings is becoming more of a problem. One way to help remedy light pollution is to turn off home exterior lights or set them on timers when going to bed. We realize that safety is a concern and so here are some recommendations: Install light fixtures that illuminate downward, use lower wattage bulbs, or install motion sensor lights. Please be considerate of your neighbors, especially this time of year when windows and blinds are open so that we can enjoy the night sky and the cool mountain breezes, and not have to contend with bright lights.

Need to reach us? The contact information for all Board Members and important people can be found on our web site (along with a PDF version of the newsletter) at www.pbhoa.org