

PINEBROOK



PINEBROOK PINNACLE

Spring 2009

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Message from the PHOA President

It looks like spring is finally ready to make its arrival. We should have only a couple of snow storms left. With the new season come several traditions. The first is our annual community clean-up. Once again we will be working with the Pinebrook Master Association to have dumpsters available at the Pinebrook Park at the end of May. The details appear below in this newsletter. Once again we will have a chipper available for tree and shrub cuttings (NO CONSTRUCTION DEBRIS, PLEASE). This is a very powerful machine that should handle about anything you can haul to the park but watch your kids very carefully.

We also draw your attention to state and county fireworks laws. We live in a very fragile area and encourage you not to use them at all. If you choose to do so, please use only legal fireworks during the few days they are allowed. If you are aware of violations, do not hesitate to call the fire department or the county sheriff.

We want to alert you once again that short-term (nightly or weekly) rentals are NOT allowed in Pinebrook Estates. Some have attempted to rent their homes on this basis, and the traffic, parties and noise generated have been a real nuisance to neighbors. This is a commercial activity prohibited by our CC&Rs. It is also illegal if conducted without a county business license (which requires a conditional use application, hearing and permit), and payment of a host of taxes. The association is acting to enforce the restrictions against nightly rentals.

Please take pride in our community. As I have said in the past, it will help us all if you will remember to clean up your yards, pick up trash, keep your dogs from barking (especially at night), pick up after your dogs, be courteous on the trails, smile, introduce yourself to your neighbors, slow down, save water, and remember to use all your fingers when you wave.

Ted Barnes
President

**ROAD
CONSTRUCTION**
begins on May 18th

Details on the
back cover.



It's that time of year again The Spring Clean Up

The dumpsters are scheduled for May 22 through May 31 and will be down in the parking lot at the lower park. Please do not dispose of hazardous materials and make sure that your stuff is placed in the dumpsters and not just left on out on the ground. Thanks for your help and happy cleaning.

Local Students Speak Out on Speeding in Pinebrook



It looks as though even the youngest members of our community have some concerns about speeding in Pinebrook. With summer fast approaching they bring up some good points for those of us who are driving through the local neighborhood streets.

Bailey Fizer, Wagon Wheel Way

We like to ride our bikes around the block. Some cars come so fast around the corners and down the street it really scares us. Please look out for us!

Josh and Jonathan Clifton, Sunridge Drive

We like to play outside and speeding cars aren't paying attention to us. We want to be safe.

Grace Wiczek, Pinebrook Road

If someone is speeding up or down your street they must not care if people or dogs are out. We should care about driving too fast past our neighbors.

Alex Weyand, Boothill

It is hard to get the mail when there is a speeding car going past me. I shouldn't have to worry about that.

Cali Wall, Ecker Hill

I like to visit the dog across the street. A speeding car might not see me and I don't want to get hurt.

Jeremiah Smith, Wagon Wheel Circle

Sometimes I get nervous when walking to the bus stop or down to the park to play because some cars are going so fast that I am afraid they might lose control and hit me.

Please, everyone make an effort to slow down when driving.

Pinebrook Homeowners' Association

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Pinebrook Pool

Many of you have been curious about the progress of the Pinebrook Pool. As you may be aware, a non-profit corporation was set up and deposits solicited. We had a good initial response of about 60 deposits in the fall and then, as we were about to commence a second round of publicity, the economy headed south and new deposits ceased. This was an understandable response. The economy has been a burden to all of us. It also creates a dilemma: While it will be harder for many families to fund a multi-thousand dollar investment in recreation, building costs have plummeted and this would be a good time to build.

Realistically, we will need three times more memberships than we have reservations to bring membership costs down to the level we have targeted. We have completed the plans and are working with contractors to value engineer the plans and obtain the best possible price. We will proceed this year if there is sufficient interest. Let us know if you would like to participate and send in your deposit. There are brochures available at the Gorgoza office if you need additional information. We will contact those who have made deposits in a few weeks to give them more information.



PINEBROOK SUMMER PARTY

WHEN: Saturday June 27th at 5:00 p.m.

WHERE: Pinebrook Master Association Park

Bring your family and celebrate summer with us. The Pinebrook HOA will be providing entertainment for the kids, food and drink (think BBQ)!

A great time will be had by all!

FREE e-waste Collection Saturday, May 16, 2009

Drop-off your old/unwanted cell phones, computers, TVs, and anything else electrical that is smaller than a TV.



ONE DAY ONLY!

Henefer:	8-9am	Henefer Town Park
Coalville:	9:30-11am	Fair Park
Kamas:	12-3pm	Library parking lot
Peoa:	9-11am	Church
Jeremy Ranch:	9am-1pm	Park and Ride



Community Notices

WOOD CHIPPER

We will have the wood chipper available for your use free of charge the last Saturday of every month from June 27th until September 26th. Bring your wood to the Master Association Park parking lot between 9:00 am and 1:00 p.m.; there will be someone manning the wood chipper.

TENNIS COURTS

The tennis courts are for the benefit of PHOA members only. **Checks will no longer be accepted** to pay the \$10 fee for a tennis court key. The fee must be made in cash. Keys are available at the office of the Gorgoza Mutual Water Company.

WEB SITE

The Pinebrook Home Owners' Association website (www.pbhoa.org) has undergone a makeover. Bookmark the page in your web browser for updates and information.

Illegal Fireworks

These fireworks were recently found in the yard of one of the residence here in Pinebrook. As you may already know these are illegal for a few reasons, one of them being a safety issue. However our main concern as a board is the fire issue.

We live in a fairly wooded area where one wrong spark could be highly detrimental to our neighborhood. Please for the safety of your neighbors and friends do not bring these into our community. We love the beauty of Pinebrook, lets hope we never see it a flame.





HOMEOWNERS ASSOCIATION

Pinebrook Homeowners' Association
7950 Pinebrook Road
Park City, UT 84098

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BE AWARE OF THE FOLLOWING ROAD CLOSURES FOR WATER LINE REPLACEMENT PROJECTS

Gorgoza Mutual Water Company will close Pinebrook Road in both directions between Wagon Wheel Way and Ecker Hill Drive from Monday, May 18th through Sunday, May 31st for water line replacement work.

Ecker Hill Drive will be closed in both directions between Pinebrook Road and Stagecoach Drive from Monday, June 1st through Sunday, August 2nd.

SCHOOL BUS PICK UP AND DROP OFF LOCATIONS WILL CHANGE TO THE FOLLOWING DURING CONSTRUCTION OF PINEBROOK ROAD:

Bus #13 - Ecker Hill International Middle School - will pick up and drop off students at the **lower Pinebrook Park**.

Bus #15 - Park City High School, Treasure Mountain International Middle School and Jeremy Ranch Elementary School - will pick up and drop off students at the **lower Pinebrook Park**.

Bus #41 - Park City High School and Treasure Mountain International Middle School - will pick up and drop off students at the **Ecker Hill Park by the tennis court**.

Further information will be provided to the students by the Park City School District Transportation Department prior to the commencement of this change.

Please plan accordingly to allow additional drive time. We also suggest familiarizing yourself with alternate routes through Pinebrook before construction begins. Local residential access will be allowed at all times to homes within the construction areas.

Please check the website at www.gorgozawater.com for updates and additional information during the construction period.

STREET REPAIRS

Summit County will be installing an asphalt overlay this summer on Pinebrook Road, from Pinebrook Boulevard to Big Spruce. Gorgoza will be working to complete its pipe replacement in May so this work can begin in June. The County also plans to slurry seal most of the roads in the community north of Pinebrook Road

**SPRING
CLEAN-UP
MAY 22nd
through
MAY 31st**