



HOMEOWNERS ASSOCIATION

PINEBROOK PINNACLE

Spring 2010

Spring Clean-up
May 28th - June 7th

Spring Cleanup

We are working with the Pinebrook Master Association again this year to make the annual Pinebrook Spring Clean-up a community-wide event. Dumpsters will be available at the PMA Park from Friday, May 28 until Monday, June 7. Please put your materials into the dumpsters and clean up after yourselves. We will have a chipper available for the trees and shrubs; no wood with nails, please. Feel free to use all the wood chips you can haul away. IF everyone will take the opportunity to clean up their yards, we can improve the appearance of the entire neighborhood.



Nightly Rentals

Please remember that nightly rentals (those shorter than month-to-month contracts) are PROHIBITED in Pinebrook Estates. Not only are they a nuisance to neighbors that threatens our property values, and barred by our CC&Rs, they violate Summit County ordinances. We live in an area zoned by Summit County as a Hillside Stewardship Zone. Nightly rentals are simply not a permitted use in this zone.

Anyone who wants to disregard that prohibition should realize that Article 8 of County Ordinance 191-B requires anyone who engages in nightly rentals to obtain a nightly rental business permit, the application for which must be approved by the Sheriff, the Assessor, the Department of Health, the Department of Community Development, and the Fire District BEFORE the application will be considered. Conducting a nightly rental business without the required permit may subject you to civil and criminal penalties. You will also lose your favorable primary residence property tax status.

Pinebrook Pool Update

Many of you have had questions about the status of the Pinebrook Pool project. An LLC was formed and brochures were circulated in late 2008, shortly before the stock market and real estate crash. Talk about bad timing! About 60 people made deposits to show their interest. Except for a few who have requested refunds (most because they have sold their homes) their money remains on deposit.

We have a full set of construction plans ready to go and plan to renew our recruitment efforts when the economy improves. We will need commitments from between 180 and 200 families, out of the 1,400 or so who are members on the Master Association, to make this work. Let us know if you are interested in helping and we will pass your names on to the pool committee.



HOMEOWNERS ASSOCIATION

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Keeping it Fresh

We've made it through another winter with the garbage truck driver routinely getting 99% of our weekly trash into his truck and leaving 1% on the ground which the wind then blew 20 yards down the street and the snow the covered.

Now that the snow is finally gone and our Spring Clean up is around the corner take the time to collect the stragglers and get them in the can. The native grasses and vegetation will be growing soon so there is no better time than the present.

Five minutes picking up around the front of your lot and neighboring areas will keep our neighborhood looking as amazing as it is!



Turning your C-Band Satellite Dish into an Umbrella

And Other Ideas for Removing the Monstrosity From Your Yard

Perhaps you've upgraded to cable or a smaller satellite dish attached to your house and you just don't know what to do with the old C-Band (...a hunting blind perhaps). Dumpsters will be at your disposal May 28th to June 7th; break it down and put it in.

Pinebrook Neighborhood Party

Where: Pinebrook Master Assoc. Park

When: Saturday July 10th

Time: 4:00 pm

Bring: You and your family!

We will supply the food and entertainment for the kids!

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