



HOMEOWNERS ASSOCIATION

PINEBROOK PINNACLE

Spring 2011



Spring Cleanup

Perhaps the most widely appreciated service provided by the Pinebrook Homeowners Association is our annual Spring cleanup. 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, this year from **Friday, May 27 until Monday, June 6.** Please put your materials into the dumpsters and clean up after yourselves.

MAY 27 TO JUNE 6

We will have a machine and an operator available to chip trees and shrubs (no construction debris or 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.

Streetlights

At the suggestion of some of our members, we will be working with the Park City School District to identify those school bus stops where children gather on winter mornings while it is still dark. We have funds available to install streetlights at those stops. If we are successful with the School District and obtain approval from Summit County, we will have the lights in place by Fall. Our expectation is that they will only be illuminated on school-day mornings.

Nightly Rentals

The Third District Court has ruled that 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 violate the Summit County ordinances governing the Hillside Stewardship Zone in which we live.

The PHOA is acting to enforce the prohibition against nightly rentals. Conducting a nightly rental business may also subject you to civil and criminal penalties, and you will lose your favorable primary residence property tax status.





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

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Phone Tree

Barbara Bretz has volunteered to put together a phone tree that will be used for emergency alerts or for any event important enough to get out in a hurry .

If you would like to be part of the phone tree, please call or email Barbara.

Home: 435-615-8442 Cell: 435-714-1233 Email: bbretz56@msn.com



Summer Party

Our annual summer party will be on **Saturday, August 13, at 5:00 pm.** We will not send another newsletter before the party, so please mark your calendars now.

Seating is limited, so bring a blanket or chairs to sit on. This is a family party for all Pinebrook Estates residents. Invite your neighbors and join us on August 13. Please RSVP by July 31 to hollysmailbox@comcasg.net

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