



HOMEOWNERS ASSOCIATION

Pinebrook  
Pinnacle  
Spring 2013

## C C & 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.



## LIKE US ON FACEBOOK

We are trying to give you valuable information faster ... but we need your help!

Take a minute to like Pinebrook HOA on Facebook and get updates and important neighborhood information faster.



## PRIDE SECURITY

Pride Security and Investigations has provided security patrol services to the Pinebrook area for the past few years. Ancillary to the patrol services they provide for the neighborhood, they also offer security services to individual owners such as security checks while out of town, 24/7 first response call listing for alarm companies, and a physical on-site security presence. These services vary in cost and are billed to the owner directly by Pride Security. Please contact Perry Rose at [Perry@prideinvestigationllc.com](mailto:Perry@prideinvestigationllc.com) or 866-866-8776 for further information. Estimates are provided at no cost to the homeowner.

You can also follow us on Twitter and see all the important information about your community on our web site [www.phboa.org](http://www.phboa.org).



HOMEOWNERS ASSOCIATION

Pinebrook Homeowners Association  
7950 Pinebrook Road  
Park City, UT 84098

PSST STD  
US POSTAGE  
PAID  
SLC UTAH  
PERMIT NO 571



## ANNUAL SUMMER PARTY

Our annual summer party will be on **Saturday, August 17**, at the Pinebrook Master Association 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 Friday May 24th through Sunday June 2nd. 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 24  
to SUNDAY JUNE 2**

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](http://www.pbhoa.org)