



HOMEOWNERS ASSOCIATION

Stop on Red Kids Ahead!



Close calls at the school bus stop at Pinebrook Road and Big Spruce Way merit a reminder - when the school bus is stopped with red lights flashing **it is illegal to pass the bus**, no matter how wide the intersection. One accident is too many. Please be patient and courteous. Thanks!

Basketball / Pickleball Court Update



Revisions to the fenced basketball court located at the intersection of Stagecoach and Buckboard were started last fall. After we began, we learned that the court encroached on the county roads, apparently due to old survey errors and had to stop work. We have just about sorted through those issues and, pending final approval by Summit County, expect to resume the reconstruction process this fall and finish next year. Our current plans include a fenced turf play area and playground equipment, a shade bowery, a half basketball court and, new to Pinebrook: a pickleball court. We are excited for these improvements and the benefits they will provide for our community. Check out our website to see the current site plan.

Turn the Key Be Idle-Free



Summit County has passed the Idle Free Resolution for Motorized Vehicles and has declared this to be an idle-free community. The resolution is asking anyone within the county not to idle gas or diesel powered vehicles for longer than three minutes. Download the Idle Free Resolution for Motorized Vehicles in Summit County at: http://www.summitcountyhealth.org/wp-content/uploads/2011/10/SC_Idle-Free_Resolution_2011.pdf

Light Pollution

One of the many things Pinebrook residents love about living in the mountains away from urban sprawl is seeing the stars at night. Light pollution from commercial and residential buildings is becoming more of a problem as our town grows. 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, 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 we are trying to light up the darker days and nights. Remember, when you are lighting your drive and the exterior of your home, make an effort not to illuminate beyond your property.

CC & R Reminders and Forms

Remember that short-term rentals (including nightly and weekly rentals) are prohibited by the Pinebrook Estates CC&Rs. The Third District Court has also ruled that they violate Summit County business and zoning ordinances applicable to our community. VRBO and other short-term vacation rentals are NOT allowed. Other specific prohibitions in our CC&Rs that you should remember include: no livestock or poultry may be raised or kept on any lot (this includes chickens and goats), no open fires, no commercial use (except for home offices), and no activities that create a nuisance.

Approval must be obtained from the Architectural Committee for ALL new construction and exterior remodels. Approval is also required for any lot re-contouring that will result in a grade change of two feet or more and for removal of a significant amount of trees or shrubs. Reflective metal roofs are not allowed. Please check with the Architectural Committee in advance if you are considering use of metal roofing materials, eaves or soffits. Solar panels are allowed, but only with advance approval by the Architectural Committee which, among other things, will look to avoid annoyance to neighbors from reflective materials and installation angles. Wind turbines will not be allowed. Geothermal heating and cooling installations are discouraged because of the significant potential of contamination to our groundwater. Please check with the Architectural Committee and the Gorgoza Mutual Water Company before proceeding with any such plans.

When in doubt, check it out! The CC&R's are always available for your perusal online if you can't locate your printed copy of the document. They can be found on the Pinebrook Homeowners Association website at this link: www.pbhoa.org/phoa-boards/ccr-documents/

Look for information about
community matters and
upcoming PHOA Board
meetings on-line at
www.pbhoa.org

Dead Trees



Dead trees on your lot are the responsibility of each owner. Regardless of the size of the tree(s) it is up to each homeowner to remove and dispose of or chip the dead wood. The spring cleanup is an excellent time to tackle this issue for smaller trees. The dates of the next spring cleanup will be circulated in the 2015 Spring newsletter and will be posted on the PHOA Facebook page and on the PHOA website.

Pool Update

Wouldn't summer be a little easier and a lot more fun with a pool right in our own neighborhood? Plans were developed several years ago, then the initiative lost steam due to the economy. There are growing numbers of residents and families who would like to see this project completed in the near future. If this sounds like something you would like to participate in, visit www.pool4pinebrook.weebly.com. If you would like to be a part of this opportunity, please email Julie Nirula at: pool4pinebrook@gmail.com. (the email list is only used to keep interested parties informed about this project.)



Artist's rendering

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