

## SPRING CLEANUP MAY 22 - JUNE 1

The days are warmer and the flowers are blooming. All signs point to the arrival of the dumpsters! The dumpsters will be in their usual location in the parking lot of Pinebrook Park from May 22nd until June 1st.

We are coming up on the hot dry summer season and things will be drier than usual this year. Use this opportunity to clear trees and any dry material from around your property. Use common sense and follow these guidelines when using our community dumpsters.

- Do not dispose of hazardous, toxic, or combustible chemicals (including paint, stain, fuel, oil propane tanks, ammunition, batteries, etc.)
- Do not dispose of construction waste and debris, tires, or car batteries.
- Please do not leave anything on the ground around the dumpsters.

The HOA will provide wood chipping services this year for brush, small limbs, and trees.

It is our privilege to offer this service to our community. Your cooperation is appreciated. If you have any questions please contact us via the **Contact Us** page on the website.

## Stagecoach and Buckboard Court Project

Significant improvements are in the works for the basketball court at the intersection of Buckboard Drive and Stagecoach Drive. The plans call for a fenced grassy play area, playground equipment, shade bowery, a half basketball court and pickle-ball court. Site plans are available on the website in the NEWS section, or at the following site: [www.pbhoa.org/wp-content/uploads/2014/10/Pinebrook-Court-Site-Plan.pdf](http://www.pbhoa.org/wp-content/uploads/2014/10/Pinebrook-Court-Site-Plan.pdf).



Its been said before, it will be said again - nightly rentals are a violation of the Pinebrook HOA CC&R's and are prohibited by Article 8 of Summit County Ordinance 191-B which requires anyone who engages in nightly rentals to obtain a nightly rental business permit. The application 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 and you will lose your favorable primary residence property tax status.

## C-Band Satellite Dish Bounty!



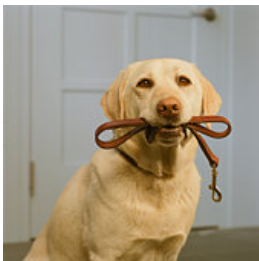
Actually, what the Homeowners Association wants is for any owner of a C-Band satellite dish (those who have them know what they are) to please remove and dispose of them during the spring cleanup. We're making it simple - get your C-Band Dish to the street, send an email **before May 30th** to the association via the website, [www.pbhoa.org](http://www.pbhoa.org), and we'll pick it up. For your effort, you will be paid \$50! Please pass this information along to any of your friends or neighbors who have this type of dish. Thank you for your cooperation!

## Dogs



For some of us our pets are our dearest friends. They are excellent companions in our outdoor endeavors. As much as we each adore our pets, when they are not properly cared for or monitored our pets can be a nuisance to neighbors and community members. We are part of part of the same community and need to remember we impact each other.

Take the time to take care our community by picking up after your pets - it's your dog, don't expect someone else to pick up after you, please dispose of your dog waste bags because there's no poop fairy to do it for you. Please don't leave your dogs outside barking, especially in the evening and early morning. Park City is a dog friendly town but we must respect leash laws - dogs must be on a leash while hiking, walking, running, and biking.



## Trail Courtesy

We are fortunate to have a well maintained system of trails in our community. Lets share the trail and remember the rules of the trail in Pinebrook and throughout the Basin. Remember to keep your dog on leash and pick up after your pooch. Stay on the trails to protect nature. Share the trails with others and don't forget to put your trash in the trash. See Basin Recreation's web site for additional information on trail etiquette:

[basinrecreation.org/trails\\_etiquette.html#top](http://basinrecreation.org/trails_etiquette.html#top)



## Annual Summer Party!

The Annual summer party will be held at the **Pinebrook Master Association Park** on **Saturday August 15 starting at 5:00 pm.** This will be the only mailed notification so add it your calendars now an plan to come enjoy food and fun with your neighbors! More information will be provided on the web site and on social media as the date approaches.

## Bus Stop Etiquette



Pick-up and drop-off can be crazy at the bus stops. Given the layout of our community it is natural for many parents to choose to drive their children to and from the bus stops. Let's keep a few tips in mind to make it a better experience for all.

- According to the school district web site, students should be standing at the bus stop, not in the car, and in line at least 5 minutes before the school bus arrives. This is for the safety of all students on the route.
- Be aware of the bus schedule - if you don't need to be at the bus stop during drop-off and pick-up it will ease congestion and confusion.
- Carpool if you can to limit the number of cars at the bus stops.
- Don't idle - add or remove layers to keep yourself a comfortable temperature.
- This is a great time to meet a neighbor - take a moment to put down your phone, share a smile, and say "Hi!" Your thoughtful action might just make someone's day a little better.



HOMEOWNERS ASSOCIATION

## Pool Project

Several years ago, plans were created for a private pool and recreation center at the bottom of Pinebrook Road. Then the economy crashed, and the project was put on hold. Now there is a growing group of residents who would like to see this pool & recreation center constructed. We are gathering names of interested households to get this project restarted and completed. At the time plans were drawn up & brochures were created, costs were estimated to be about \$5,000 per family for construction, with an estimated \$50 monthly for maintenance, with a minimum of 200 participating households. Please keep in mind, these estimates are outdated; our goal now is to get new cost estimates so that we can build a pool in Pinebrook!

**PLEASE NOTE:** This will be a private pool for those households in the Pinebrook Master Association who choose to contribute to construction and maintenance costs. There is no obligation for Pinebrook homeowners to join this private venture. As stated in the brochure, "...the facilities will be constructed, operated, and insured by the Pinebrook Recreation Center, LLC (PRC), a nonprofit association with no assessment, expense, or liability to the Master Association members who choose not to join." It was designed as an equity membership for those who want to contribute & participate. If you do not wish to participate, since this will be a private venture, your HOA fees will not be affected.

For more information, please go to the website:

<http://pool4pinebrook.weebly.com/>

To add your name to the list of interested parties, please email Julie Nirula at:

[pool4pinebrook@gmail.com](mailto:pool4pinebrook@gmail.com)



## Water Conservation



Every now and again in our mountain oasis we need a reminder that we live

in the high desert. We are all aware that the snowfall this year was far

lower than normal. With below normal precipitation we must keep a mind toward water conservation. Utah is striving to decrease its high per capita water usage (a good plan given we are the second driest state in the country) and we have a responsibility to do our part. Please see the Utah Division of Water Resources Conservation Program web site at:

[www.conservewater.utah.gov/tips.html](http://www.conservewater.utah.gov/tips.html) and keep an eye on the Gorgoza Water Company web site for guidelines, information, and possible future restrictions: [www.gorgozawater.com/](http://www.gorgozawater.com/)

## No Fireworks!



It will likely be an extremely dry Summer and Fall thanks to the recent weather patterns. Dry weather equals high fire danger. Fireworks are **banned** in Pinebrook. Protect our amazing mountain home and follow the rules. No one wants a fire in the community and you don't want to be the person who started it.

## Fire Pits

It is the season to enjoy our lovely outdoor weather. As tempting as it will be to enjoy a campfire or fire pit at your home please remember that Section 20, Article 10 of the CC&R's state that

"...no open fires shall be lighted or permitted on any lot except in a contained barbecue unit while attended and in use for cooking purposes or within safe and well-designed interior fireplaces."

**Any** open flame source is a hazard and can cause a fire. Protect your home and our mountain neighborhood by acting responsibly.

## Find us / Like us / Keep up with the community

Valuable community information can be found on our web page:  
[www.pbhoa.org](http://www.pbhoa.org)

and at our social media links:

Facebook:  
[www.facebook.com/pinebrookpc](http://www.facebook.com/pinebrookpc)

Twitter:  
[twitter.com/Pinebr00k](http://twitter.com/Pinebr00k)

Nextdoor:  
[pinebrookparkcity.nextdoor.com](http://pinebrookparkcity.nextdoor.com)

Pinebrook Homeowners Association  
7950 Pinebrook Road  
Park City, UT 84098

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