



**PINEBROOK HOMEOWNERS ASSOCIATION
7950 PINEBROOK ROAD
PARK CITY, UTAH 84098**

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March 28, 2019

**NOTICE OF THE ANNUAL MEETING OF
THE PINEBROOK HOMEOWNERS ASSOCIATION**

TO ALL MEMBERS OF THE PINEBROOK HOMEOWNERS ASSOCIATION:

NOTICE IS HEREBY GIVEN that the annual meeting of the members of the Pinebrook Homeowners Association will be held on **Tuesday, April 16th, 2019, commencing at 7:00 p.m. at the offices of Gorgoza Mutual Water Company, 7950 Pinebrook Road, Park City, Utah.** The following matters of business will be transacted at the meeting:

1. Presentation and review of 2018 financial statements and operating budget for 2019.
2. General update of PHOA activities and community projects.
3. Discuss fire mitigation efforts to be taken jointly by the Pinebrook Homeowners Association and Pinebrook Master Association.
4. Election to fill four, two-year term seats on the board of directors.
5. Discussion of any other matters of business properly brought before the board of directors.

We encourage you to attend. If you are unable to attend in person, you may complete and return a proxy form available on our website, www.pbhoa.org, or at the offices of Gorgoza Mutual Water Company located at 7950 Pinebrook Road. Proxies should be mailed or hand delivered to the Pinebrook Homeowners Association, 7950 Pinebrook Road, Park City, UT 84098 no later than 5pm on Monday, April 15th, 2019. **Please note that only members who are current in the payment of assessments are entitled to vote at the meeting.**

PINEBROOK HOMEOWNERS ASSOCIATION

Cory McNeely, CPA
Secretary/Treasurer



March 28, 2019

To the Members of the Pinebrook Homeowners Association:

The Pinebrook Homeowners Association board of directors would like to update you on three issues:

Fire Risk Mitigation Efforts: In our letter to you dated February 1, 2019, we mentioned that the Pinebrook Homeowners Association (PHOA) and the Pinebrook Master Association (PMA) recently formed a joint task force to investigate options and formulate proposals to address fire risk within our community. Over the summer months, we anticipate that we will begin our first phase of work to cull dead trees and create firebreaks on PMA and PHOA open space. As we get closer, more information will be posted on the PHOA website. In addition, later this year we anticipate holding one or more community education events and one or more volunteer activities. We view these initiatives as important generally but they are also important as we initiate the process to obtain a “Firewise” certification for our community. A Firewise certification would recognize our community for being prepared for wildfire risk, may improve our chances to receive grant money for future wildfire risk reduction initiatives, and would potentially provide homeowner insurance discounts through certain carriers (see <https://bit.ly/2OrU8BN> for additional information). If you have interest in becoming more involved in our efforts or learning more, please reach out to David Geffen at david.g@pbhoa.org.

Pinebrook/Jeremy Ranch Roundabouts Coming this Summer: Summit County, in coordination with UDOT, will build two new roundabouts at the I-80/Jeremy Ranch-Pinebrook interchange. We anticipate significant traffic disruption to our community while this project is underway. Visit www.letsgosummit.com for more information.

Future Communications to our Homeowners: Given the high cost of community wide mailings, going forward we anticipate mailings to the community only in relation to annual assessments and annual meeting notices. Beyond that, we want to ensure that our members are aware that:

1. ***PHOA website:*** Our PHOA community website is the most reliable source for important news and other resources for the PHOA community. It can be found at www.pbhoa.org.

2. ***PHOA Facebook page:*** Our community website page is at: <https://www.facebook.com/pinebrookpc/>.

3. ***PMA website:*** The PMA community website is another important website which contains news and resources for the broader PMA community: www.pinebrookmasterassn.org.

4. ***Nextdoor.com website:*** The PHOA **will not** post announcements or reply to posts on the Nextdoor.com website. Please refer to the PHOA website or contact the association via the “Contact Us” Page, if necessary.

5. ***Email distributions:*** Email distributions may be used from time to time for news and alerts. Please visit the following web address to add your email address to our database: <https://www.pbhoa.org/email-list/>

Sincerely,

PINEBROOK HOMEOWNERS ASSOCIATION

Cory McNeely, CPA
Secretary/Treasurer