



PB NEWS: BBQ, Entertainment, Fire Safety, FEMA, Murphys Dr Closure, Misc

Hi Folks, It is Homestretch time. School is starting so better hit the refreshing lake, pull a few fish out, and throw the Shoes, Discs, and Balls at the Pinebrook recreational area facilities. The lighting and serving table projects are completed for the Sunday, Sept 3rd Labor Day BBQ and Dance.

1. OK, Let's RSVP for the Sunday, Sept 3rd, at 6:00pm Labor Day BBQ

- . REPLY TO THIS EMAIL with NUMBER coming and NUMBER of TRI-TIP dinners and NUMBER of CHICKEN dinners.
- . Bring a side dish or dessert for 8-10 people
- . Meat, Bread, Soft Drinks are provided
- . Bring any "special beverages" you need
- . Bring your dancing shoes as Kirt "The Music Man" will MC the activities with music selections for everyone under the new lighting system right after the BBQ.
- . Note, the basketball courts will be shut down around 4:30pm so have your kids ready for Horseshoes, Bocce Ball, Disc Golf, Volleyball, or a swim in the lake.
- . There is an Annual Meeting at 10:00am Sunday in the Town Hall – think of it like going to church, pray a lot, and we take donations.

2. Lots of Entertainment in the Greater Arnold Area yet to go this summer

- . Check the Arts and Adventure website for all events and venues www.artsandadventure.org
- . This Saturday, Cedar Center has the annual Art, Music, and Wine Festival with several vintners and 3 bands playing in the afternoon and evening. See the details on the Arts and Adventure website.

3. Information affecting your Property

- . The Fire Safety Compliance Inspections are now in the hands of CalFire for improved property and EPFD for bare lots. 23 lots went to CalFire for processing (3 are already satisfying compliance needs), and 57 bare lots went to EPFD for processing. Pinebrook is still offering assistance to folks with questions. We thank the approximate 50% of you who cleaned your lots from your property line across the county easement to the pavement. The grasses and brush in that area were a real threat.
- . For those who thought you lived on Evergreen Drive. You don't. A few years ago the county discovered that there were (2) Evergreen Drive's in the Arnold area. Pinebrook's street was renamed Evergreen Lane and new street signs put up. In the current era of GPS based locator devices for Delivery Trucks, and Guests, having (2) Evergreen Drive streets was an issue. If you want the entire story, corner a Board member at one of the upcoming events.
- . Work is still going on to create information for those still in the FEMA flood zone. You are encouraged to contact Debra Lewis at Calaveras County Planning at 209 754-6394, dlewis@co.calaveras.ca.us and give her your name, property address, and APN and find out your exact situation and your options.
 - Here is a gross summary
 - . The width of the defined flood zone was narrowed which helped some folks have their house/structures moved out of the flood zone (with some of the property still in the flood zone). There is a process for getting this validated and dealing with Mortgage companies, Insurance companies, prospective buyers, and Real Estate/Title Company folks.
 - . The elevations are still not accounted for in many cases. There is a process for challenging the new flood zone map if you feel your structures are at a high enough base elevation level offset to get exclusion from the flood zone.

- . The following Pinebrook lots are now OUT of the flood zone.
 - All lots above Tamarack Drive (uphill going East and Southeast)
 - All lots above Moran Road (on Calaveritas Drive and Mustang Ave)
 - All lots above Moran Road going up in elevation to the Northwest
 - Private lots: 1963 Moran Road, 1647 Felix Drive

4. Murphys Drive Closure and Traffic Management and Safety

- . Murphys Drive closure and washout at Moran Creek is expected to remain closed for two to three years. Let's manage it, drive slowly and carefully.
- . We are working with Public Works of the county to consider a list of improvements to Avery Drive, Murphys Drive, and Douglas Drive where the major traffic issues now exist. Without some improvements, winter is going to be really tough.
- . We are working on safety improvements and signage on Flanders Drive where the safety issue exists because of many cars/trucks passing through the middle of the Pinebrook recreational area. It is very important that folks drive much slower than the posted 25mph of the road in this area when events, children, pedestrians, and emerging cars from parking lots are present.

5. Miscellaneous Items

- . Trash management continues to be a challenge as folks still take their personal garbage (especially Sunday night) and dump it in our limited facilities.
 - In addition it seems folks still do not know the difference between re-cycle and garbage or they just don't care.
 - We now have volunteers for trash management on Sunday and Monday nights. We can use more volunteers – be glad to have you, bring your own gloves.
- . Someone was given a key to the Beach bathrooms last Saturday by mistake and we are now missing that key. Please return the key to Pinebrook through the mail slot in the Town Hall. The person turning over the key to an unidentified male person near the bathroom facility was of slight build, curly hair and not wearing a shirt. If you received a key from this person, return it. If you had guests at the lake, check with them to see if one of them got the key.
- . Now is a good time to read the Pinebrook CC&Rs. It is a simple, small document on the Pinebrook website (www.pinebrookhoa.org). We have lots of new property owners and lots of senior owners who could all use a refresh review. It is a struggle to keep this community as a place for the enjoyment and use by all with only volunteer help, so do your part, engage your neighbors and be sensitive to the state, county and Pinebrook statutes (there are not that many). This is not a public facility, it is your private facility – support and protect it.