

PINEBROOK HOMEOWNERS' ASSOCIATION

PRESIDENT'S ANNUAL REPORT

2025–2026 FISCAL YEAR

Tony Gutierrez, President

1. PRESIDENT'S OVERVIEW

- Productive year of maintenance, improvements, fire mitigation, and community activities.
- Continued challenge: **rising costs and limited volunteers**.
- Focus remains on maintaining Pinebrook while keeping expenses and dues reasonable.

2. MAJOR PROJECTS & FIRE MITIGATION

- **Historic Flanders Ditch:** Masticator project completed.
 - Tree, brush, and vegetation thinning.
 - Stokes property access secured.
 - Approx. **\$12,000**.
- **Moran Road:** Hand crew/debris chipping began April 25, 2026.
- Additional hazardous trees removed near baseball area.
- Continued hauling, chipping, burning, and cutting downed trees for firewood.
- Continued removal of beetle-damaged trees.
- **Fire mitigation remains an ongoing priority.**

3. COMMON AREA & FACILITY IMPROVEMENTS

- Common-area buildings **painted** — approx. \$4,000.
- **Town Hall back door replaced** — approx. \$500.
- **Play structure slide repaired** --- approx. \$820.
- Gravel added to:
 - Baseball area
 - Pickleball area
 - Fire pit area
- Continued playground and recreational facility repairs.

4. RECREATION & COMMUNITY EVENTS

- **Fourth of July:** Kids' games, BBQ, band, and fireworks — outstanding turnout.
- Labor Day BBQ and entertainment.
- Memorial Day activities.
- Movie nights and social gatherings.
- Lake remained clear with good flow and minimal weeds.
- **Fishing Derby/Pancake Breakfast canceled** due to lack of fish.
- Continued goal: build a strong annual event calendar.
- **Volunteer participation remains the biggest challenge.**

5. VOLUNTEERS & STAFF

- Volunteers assisted with:
 - Maintenance
 - Projects
 - Facilities
 - Social events
- **Additional Board members and volunteers are needed.**

6. FINANCIAL OVERVIEW

- Continued increase in maintenance, operating, and project, while staying up with inflation costs
- Effort made to control expenses while maintaining services and facilities.
- Loss of longtime contributors **Mike Coffee and Dale Pilgeram** has impacted the Association.
- Rising costs have made an assessment increase necessary.

Annual Dues:

- Improved Lots — **\$378**
- Bare Lots — **\$222**
- U.F.M. — **\$600**

7. FIRE WISE & COMMUNITY SAFETY

- **Fire Wise Community Certificate renewed November 2025.**
- Continued focus on:
 - Property compliance
 - Defensible space
 - Roadside/easement cleanup
 - Hazardous vegetation removal
 - Volunteer needed for lot inspections
- Homeowners encouraged to verify **Fire Wise insurance discounts** with their insurance provider.
- **Keeping Pinebrook Fire Wise is everyone's responsibility.**

8. EVACUATION & SECURITY

- Evacuation routes and emergency exits remain in place.
- SPI access provides routes toward **Love Creek Road and Highway 108.**
- Homeowners should print and keep evacuation information available.
- Crime remains lower than in previous years, but vigilance is important.

KNOW YOUR NEIGHBORS — LOOK OUT FOR ONE ANOTHER.

9. COMMUNITY GROWTH & COMMUNICATION

- Welcomed many **new families and retirees.**
- Increased use of Pinebrook recreational facilities.
- Website continues to be an important communication tool.

www.pinebrookhoa.com

Homeowners can use the website for:

- Facility reservations

- Reporting issues
- Community events
- Important HOA information
- Local contractors and services

10. THANK YOU

Special thanks to our:

- **Office Support:** Lorene Camp, Brittany Cockshott/Rojas, Erin Felby
- **Facilities:** Ken Palmer and Alan and Christin Barren
- **Volunteer:** Ann Smith,
- **Staff Members:** Kendra Joseph, Ardell & Kevin Zeman, David Gellerman, Zach Wallace, Arturo Herrera,
- **Board of Directors**
- **Community volunteers**
- **Fireworks donors**
- All homeowners who continue to support Pinebrook

LOOKING AHEAD

PRIORITIES FOR THE COMING YEAR

- Continue **fire mitigation and forest management**
- Maintain and improve **common areas and facilities**
- Manage increasing costs responsibly
- Continue providing **community events**
- Improve homeowner communication with new Manage Casa software
- Recruit **new Board members and volunteers**
- Keep Pinebrook a safe, active, and enjoyable community

THANK YOU

The future of Pinebrook depends on all of us.

Respectfully submitted,

Tony Gutierrez

President, Pinebrook Homeowners Association