



PINEBROOK PROPERTY OWNERS 2025/2026 ANNUAL INFORMATION PACKAGE July 10, 2026

COVER LETTER: OVERVIEW OF PACKAGE WITH INSTRUCTIONS

. **This package contains important information and action items for you.**
. There is no ballot for Board of Director Elections. Our Board President and Vice President (also Maintenance Director) are leaving the Board this year and to date we do not have anyone who has volunteered to fill these positions. If you are interested in becoming a Board Member, please see the attached flyer and scan QR code to apply. Furthermore, more Committee and Chair volunteers are needed and welcome. Please send an email to pinebrook@pinebrookhoa.com indicating your interest (Board Member, Work Party Volunteer).

A. ITEMS REQUIRING ACTION BY YOU

1. **Annual Dues Invoice for the fiscal year 2026/2027. Please pay your invoice by the due date of September 1st (becomes delinquent on October 1st).** Review the enclosed policy letter #6 which covers the delinquent dues process and late penalty costs. Key Information:
 - **As indicated in the cover letter it has become necessary to increase dues for the HOAs next fiscal year.**
 - **Improved lots \$378**
 - **Bare lots are \$222**
 - **Write Checks Payable to: "Pinebrook HOA" & mail to:**
Pinebrook HOA
P.O. BOX 718,
Arnold, CA 95223-0718
or deliver thru the mail slot at the Town Hall.
2. **Update the enclosed personal information sheet with any changes/additions.** PLEASE include valid contact phone numbers and email addresses! We would like everyone to get timely NEWS. Almost all communication is from our website or a NEWS email format. If you don't have a computer or smart phone, find a family member/neighbor who will print NEWS for you & provide us with their email. This package, which is required to be mailed USPS, is our only hard copy mailing each year. If you have long term renters, you are required to provide their names & contact information, and please let us know if you allow short term renters.
3. **Some of you will find a HOLD HARMLESS AGREEMENT to sign.** Help us get 100% compliance and enable your guests and renters to easily use our facilities without having to sign a Hold Harmless Agreement for each usage. If you do not want to sign the agreement, write "Decline to Sign" as your signature and return the Hold Harmless form.
4. **Our annual BBQ is on Sunday August 30th & Annual Meeting is on Tuesday Sept 22nd.** The BBQ is a catered affair with tri-tip, chicken, garlic bread, drinks, packaged chips and dessert. RSVP is required, with the # attending the BBQ and indicate meat preference for each by filling out the RSVP form that will be sent out via email in August. There will be a live band for your entertainment and dancing. BBQ starts at 5:00pm and Annual Meeting is at 10:00am in the Town Hall

B. ITEMS FOR INFORMATION AND REVIEW

Go to our website (www.pinebrookhoa.com) to review and/or print the documents below. If you are unable to access website, please place a **check mark next to the item needed**. We are able to mail a copy or you can pick up a copy at Town hall at your request.

1. ☐ 2026/2027 Approved General Operating Budget
2. ☐ 2026/2027 Approved R3 Budget/Plan
3. ☐ 2025/2026 thru June 30, 2025 Budget vs Actual & Final R3 status for reference

Note: State Law requires that you have access to items 1 & 2 above.

Please only fill out below only if you need the above #1 & 2 mailed to you.

NAME: _____

ADDRESS: _____