

PINEBROOK HOA

2027 Community Updates & Important Changes

Dear Pinebrook Neighbors,

As conveyed in our **2027 Dues Invoice Letter**, the HOA Board has been looking at ways to reduce or better distribute the costs of operating our community while keeping Pinebrook's fees as low as possible.

With this goal in mind, 3 big changes will take effect for the **2027 season**:

1. Social Event Food

Beginning in 2027, food at our social events will no longer be provided entirely by the HOA.

Instead, events will use a **pre-paid RSVP or potluck format**, depending on the number of people who sign up.

The HOA will continue to provide:



Drinks



Entertainment



Paper goods and event supplies

This change will help reduce the cost of our community events while allowing us to continue offering enjoyable gatherings for Pinebrook residents.



2. Fireworks

The HOA will no longer pay for the community fireworks display.

Going forward, fireworks will be provided **on a donation basis only**.

This change also addresses concerns expressed by homeowners regarding the use of HOA funds for fireworks that are enjoyed by the broader Arnold community. If you would like to see this tradition continue, donate today, by using our Zelle link attached to this email.



3. Facility Reservations

Reservations for the following Pinebrook facilities will now be available on a **paid rental basis**:

-  Town Hall; **Members will be allowed 1 free reservation, then \$100 per usage after**, with continued \$100 deposit each time

The Board made this change because only a handful of residents have been consistently reserving these facilities, while the costs associated with operating them—including water, electricity and cleaning—are currently spread across all members.

The new rental system will allow those using the facilities to contribute more directly toward the costs associated with their use.



Estimated Savings: Approximately \$10,000

Together, these changes are expected to save the HOA approximately **\$10,000 in 2027**.

They also provide answers to questions the Board has received from homeowners, including:

“Why is the HOA providing free food to non-Pinebrook residents?”

and

“Why is Pinebrook paying for fireworks for all of Arnold in such a fire-prone area?”

The Board believes these changes will help ensure HOA resources are used responsibly and in a manner that benefits the Pinebrook community.



Introducing ManageCasa: An ‘all-in-one’ user friendly member portal

One of the biggest changes coming to Pinebrook in 2027 will be the rollout of our new HOA management software, **ManageCasa**.

ManageCasa is a new HOA management software platform that will help Pinebrook modernize and simplify the way we manage our community.

Our goal is to bring many of the services and information homeowners need into **one convenient, easy-to-use platform for both web browser AND app!**

What Will ManageCasa Do for Pinebrook?



Owner Portal

Homeowners will have online access to their HOA account and important community information, make reservations and see an active calendar.



Online Payments

ManageCasa will provide homeowners with additional options for paying HOA dues and other charges electronically.



Important Documents

HOA documents, notices, forms, and other important information can be accessed in one convenient location.



Community Communication

The HOA will have an easier and more efficient way to send updates, announcements, and important notices to homeowners.



Maintenance Requests, Neighborhood complaints

Maintenance/ complaints issues and requests can be submitted, tracked, and organized more efficiently.



Better Record Keeping

Homeowner accounts, payments, maintenance requests, and communications can be organized and managed in one system.



Secure & Convenient

Homeowners will have convenient access to their information without having to contact the HOA office for every question or request.

More on this soon!



Firewise News

The **third and final CalFire Firewise inspections** have now been completed. Remarkably, only **five homes remained non-compliant**, especially considering the severity of the February winter storm.

A clarification about Firewise

Firewise is **not a Pinebrook HOA program**. It is a **CalFire program** that three of our Pinebrook Board Members volunteer to assist with.

All non-compliant inspection results are provided to CalFire for follow-up action. The Pinebrook HOA **does not control whether or when CalFire takes further action**.

If you have concerns about a specific property in your neighborhood:



Improved lots: Contact **CalFire** directly.



Unimproved lots: Contact **Ebbetts Pass Fire Protection District**.



DID YOU KNOW?



Water Leaks & Downed Trees

Every winter, residents may notice a **water leak or downed tree at a neighbor's home** but have no way to contact the property owner.

If this happens, you can **email the HOA with the address of the affected home**.

Our Office Manager will notify the owner. In some circumstances, our Office Manager can also contact a Board Member who may be able to shut off the property's water main if there is an active leak.



Water Leak Forgiveness

If your own home experiences a water leak, **CCWD has a one-time forgiveness program** and may adjust your water consumption charges resulting from the leak.



A Special Thank You!

The HOA would like to extend a very special thank you to the people who help keep Pinebrook running throughout the year:



Erin Felby — Specialized HOA Bookkeeper



Brittany Cockshott — Specialized HOA Office Manager



Ken Palmer — Beach Attendant



Alan & Christin Barron — Camp Hosts

If you see any of these individuals around Pinebrook, please take a moment to let them know **how much you appreciate everything they do!** ❤️



Fall Lake Shutdown & Cleanup

The HOA will schedule a **final fall lake shutdown and cleanup day** in the near future.

The work will include:



Moving the docks to the beach



Draining the lake



Raking and burning debris



Shutting down our water systems

A support email will be sent announcing the **date and time**.

Many hands make light work!

We encourage everyone who is available to come out and help. **More hands mean less work for everyone!** 💪

Your HOA Board

Pinebrook Homeowners Association