



# President's Annual Report

## 2024-2025 Fiscal Year Highlights

September 20<sup>th</sup> 2025   Latest Update: 9/29/2025

### Major New Projects/R3 Items Completed:

#### Recreational Events:

Our 4<sup>th</sup> of July and Labor Day events were outstanding as well was our social gathering movie nights. Our 4<sup>th</sup> of July celebration included games for the whole family, a BBQ, and an outstanding Fire Works Display. The lake was very clear this year with minimal weeds and a good flow. We were unable to get fish this year for planting in the lake. So, we did not have a fishing derby. RV sites usage has been put on hold as of August 1<sup>st</sup> for new reservations for the 2024-2025. And will be temporarily put on hold if no Camp Host is available for the coming 2025-2026 Season. Firewise certificate was not updated and will be updated in November 2025 which is the renewal date to put in the application.

To help with the “lack of volunteers”, the Board continued the unpaid position of “Pinebrook Staff Member” to help with new project and maintenance efforts as well as social events.

#### Events scheduled this past fiscal year:

- . Labor Day BBQ live band on August 30<sup>th</sup>, 2024
- . Memorial Day Weekend
- . Movie Night Social July 27th
- . 4<sup>th</sup> of July Independence Day: Kids Games, BBQ, Band, Fireworks OUTSTANDING
- . Movie Night August 6<sup>th</sup>
- . Fishing Derby, Pancake Breakfast Cancelled, no fish
- . Labor Day BBQ and Dance Band Aug 31<sup>st</sup>, 2024

The Pinebrook Board will continue to focus on a calendar of events that attracts participation. A lack of volunteers to drive and make these events happen is a continual challenge.

#### Summary Report:

We will continue to focus on maintaining and improving our recreational facilities and offering social events that will provide entertainment, participation and fellowship. We are challenged with increasing, costs, while trying to keep our operating costs and Annual Dues low. It is difficult to offer facilities and services that will meet a demand of 3 or 4 crowded days a year. A small number of volunteers continue to manage the organization and facilities maintenance & development. Volunteers to be Board members and help with social events are always needed. With the loss of Mike Coffee and Dale Pilgeram these past two years, the annual assessment finally has to increase. We already feel the effects of what Dale predicted. The Annual dues will be as follows **\$315.** for improved lots & **\$185.** for bare lots. The annual fee for Use Fee Members (U.F.M.) to **\$415.** for the year. For 25-256 that will hopefully be enough.

While crime continues at a lower rate in our area and community than in the past. We need to stay diligent in protecting our property and reporting suspicious activities, vehicles, and people.

Many new families joined our community this year along with a number of retiring folks with visiting grandkids. It is great to see a continued increase in families taking advantage of our facilities. Our website ([www.pinebrookhoa.com](http://www.pinebrookhoa.com)) continues to grow in popularity. You can visit our website to make your facility reservations, report issues, and review Pinebrook events. Click on “Greater Arnold Area Services and Entertainment” to find contractors and services that you need. We rely on emails and our website to provide you with needed information and services. Tour our site ([www.pinebrookhoa.com](http://www.pinebrookhoa.com)) and see what we have to offer.

The fire danger is very high. We need all properties to be in compliance and take on the additional responsibility of cleaning the County Road Easement Property along the paved roads where the majority of fires start.

**Our evacuation route exits are in place with SPI exits through their land to Love Creek Road and even connecting to HY108 in the Sonora area. Print your copy of evacuation routes from the website.**

**We really appreciate the efforts of our excellent support team:**

- . Lorene Camp/ Brittany Cockshott - Office Support**
- . Ken Palmer – Facilities Attendant**
- . Ann Smith- Volunteer**
- . Ardell & Kevin Zeman, David Gellerman, & Debra Lucie – Pinebrook Staff Members**
- . Our responsive and supportive Board of Directors**
- . Of course, our Volunteers and the new Members who have stepped up to help us out**
- . And all of you who donated to the Fireworks display event fund**

**Respectfully submitted,**

**Tony Gutierrez Pinebrook HOA President**