

# TRAIL TALES

PIONEER TRAILS HOMEOWNERS ASSOCIATION

June 2012 Edition

## Board Meeting

Tuesday, June 12, 7 pm  
Silver Lake Baptist Church 12918 -  
35th Avenue SE, Everett

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## Greenbelt

### Clean Up & BBQ

& Northwest Landscaper Demo  
Date Discussion at June 12, 2012  
Board Meeting

## PIONEER TRAILS MONUMENT SIGN REMOVED

Neighborhood residents have likely noticed that the neighborhood monument sign at the 122nd Place & 35th Avenue entrance stood damaged for several days and has since been removed.

According to Jim Addington, Board President, the sign was removed after being struck by a car in early May. The collision left the aging log and stone monument significantly damaged.

After inspection, the decision was made to remove the sign completely

and insurance companies are now involved in damages coverage.

The incident seems almost serendipitous given recent Board discussion and research into repairing or replacing all aging monument signage around the neighborhood.

If you are interested in the status of the neighborhood signs, please plan to attend the June 12 board meeting. The upcoming meeting will include an update on replacement of the removed sign and other neighborhood signs repairs/replacements.

# ***PIONEER TRAILS HOMEOWNERS ASSOCIATION***

## **Board Meeting Agenda**

**Tuesday, June 12th, 2012 – 7pm**

Location: Silver Lake Baptist Church, 12918 35<sup>th</sup> Ave SE, Everett, WA 98208

### **Homeowners Forum (7:00-7:15) (Estimated time)**

### **Call Board Meeting to Order / Establish Quorum (7:15)**

### **Approve Prior Meeting Minutes (7:15 – 7:20)**

April 10, 2012 - Board Meeting

### **Treasurer's Report (7:20 – 7:25) - Bruce Meaker, Treasurer**

### **Committee Reports (7:25 – 7:35)**

1. Covenant Enforcement – Garth Williams
2. Architectural Control – Garth Williams

### **Manager's Report (7:35 – 7:45)**

Morris Management, Inc. (MMI) - Jennifer Suemnicht

### **Unfinished Business (7:45-8:00)**

1. Monument Signage – Bruce Meaker
2. Trail Repairs – Chris Kern
3. Landscaping bid for drainage repairs at trail by large park – approve payment?
4. Spring Clean Up/Greenbelt Chipper with possible BBQ social event

### **New Business (8:00 – 8:30)**

1. 2011 Audit
2. Ratify any decisions made between meetings
3. Hire Charter Construction to remove damaged monument signage at North entrance
4. Upcoming Meeting(s):  
August 14<sup>th</sup> & October 9<sup>th</sup> Board Meetings  
November 13<sup>th</sup> Budget Ratification meeting, followed by Board Meeting.

### **Adjourn (8:30)**

**Executive Session (if determined to be needed  by the Board)**

Visit the Pioneer Trails website at [www.Pioneer-Trails.org](http://www.Pioneer-Trails.org) for additional information, such as Board of Directors Info., Archived Newsletters, Governing Documents, Policies, and Minutes

# **Pioneer Trails Homeowners Association Board of Directors' Meeting Minutes (Draft)**

**April 10, 2012**

**Location: Silver Lake Baptist Church**

**Homeowners Forum: 7:05 - 7:20 pm**

**Meeting called to order at 7:30 pm**

**Presiding Officer:** Jim Addington

Quorum established with 4 Board Members present.

**Members present:** 8 members present

**MMI present:** Jennifer Suemnicht

**Purpose:** The purpose of the Board of Directors is to make decisions for the overall benefit of Pioneer Trails homeowners.

**Meeting Minutes:** January 24, 2012 Meeting Minutes reviewed. Garth Williams moved to approve these Meeting Minutes. Bruce Meaker seconded the motion. All in favor. **MSA**

**Treasurer's Report:** Bruce Meaker reviewed the Financial Statements as of March 30, 2011

**Committee Reports:**

-Covenant Enforcement: read Garth Williams

-Architectural Report: Garth Williams reviewed both the Covenant Enforcement and Architectural Reports.

**Morris Management:** Jennifer Suemnicht - Managers Report received and reviewed by Board.

A decision was made to use the SLAM program for pond management as recommended by Aqua Technex. This is the same program used in 2010 and 2011. Cost is \$2,100.00. Garth Williams moved to approve this, Bruce Meaker seconded and all were in favor. **MSA**

**Unfinished Business:**

Monument Signage: Bruce Meaker has contacted a landscape contractor to look at rebuilding and upgrading the monument entrance signage. The Board members agreed to meet on April 21 to begin the design and bid process. Bruce will inform the Board of the details of location and time for the meeting.

**New Business:**

Litigation was approved for the claim against acct.14000172. Bruce Meaker moved and Garth Williams seconded. All were in favor. **MSA**

Trail repair was discussed with emphasis on defining scope of repairs and getting bids early to enable a Spring completion date.

Maury Chamberlain will contact landscaper concerning bid for drainage at East end of Trail Lake. This is to be done prior to trail repair.

Jim Addington checked with Whitfields Insurance regarding the PTHOA directors insurance and whether it applies to volunteers also. He found that it does.

September 11 was chosen as the date for the working session for Budget Meeting

**Meeting Adjourned : 8:20**

**Executive Session:** 8:20-9:10 Executive session was held to discuss the allowable usage of common areas and some compliance issues with CC&Rs.

**Meeting Reconvened 9:10**

Decision was made to ask attorney for interpretation of CC&Rs regarding trailers.

Decision was made to waive \$100 debt as uncollectable

Final decision regarding private party use of common area was agreed upon.

**Meeting Adjourned: 9:20 pm**

Respectfully Submitted,

Maury Chamberlain, Secretary

# Enabling Rapid Notifications

We want to do everything we can to keep our community a wonderful place to live. Reports of crime and vandalism nearby, remind us that remaining watchful is just one of several things we can do to ensure our neighborhood continues to be a place of peace, safety and joy.

Get to know your neighbors and be aware of when they are away from their home or out-of-town for an extended period of time. Keep an eye out for anything that seems to be out-of-place, especially strangers who seem to be loitering in the neighborhood for no apparent reason. Share contact information with neighbors, including day phone, cellphone and email addresses, and ask them to watch your home and property for you.

Consider sharing that information with the Pioneer Trails Homeowners Association, as well. Whether you are a homeowner or renting your home out to tenants, filling out the form below will help us contact you in an emergency or if there are concerns about suspected activity around your home. Please print clearly and return by mail or via email to Morris Management ([pthoa@pioneer-trails.org](mailto:pthoa@pioneer-trails.org)).

## HOMEOWNER OR TENANT INFORMATION Pioneer Trails Homeowners Association

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### ***Homeowner Information:***

Date: \_\_\_\_\_

Owner's Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone (    ): \_\_\_\_\_ - \_\_\_\_\_ Work Phone (    ): \_\_\_\_\_ - \_\_\_\_\_

Cell Phone (    ): \_\_\_\_\_ - \_\_\_\_\_ Work Phone (    ): \_\_\_\_\_ - \_\_\_\_\_

E-Mail Address(es): \_\_\_\_\_

Do you live (    ) on-site, or (    ) off-site?

In case of emergency please notify: \_\_\_\_\_

Relationship: \_\_\_\_\_ Telephone: \_\_\_\_\_

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### ***Renter Information:***

Tenant Name(s): \_\_\_\_\_ Address \_\_\_\_\_

Home Phone (    ): \_\_\_\_\_ - \_\_\_\_\_ Work Phone (    ): \_\_\_\_\_ - \_\_\_\_\_

4 Cell Phone (    ): \_\_\_\_\_ - \_\_\_\_\_ Work Phone (    ): \_\_\_\_\_ - \_\_\_\_\_

# Be Safe on 4th of July

A lot of people love to get a bang from their own fireworks. Although all fireworks are illegal to have and discharge in the City of Everett, Pioneer Trails is just outside the city limits and within unincorporated Snohomish County.

The Office of the County Fire Marshal and firefighters in Fire District 1 encourages that we use extreme caution when using fireworks.

Firefighters see serious injuries and property loss caused by fireworks every year on and around the Fourth of July. Here's what you can do to help make this a safer July 4 for all:

## 1. Attend a public fireworks display

The SAFEST way to enjoy fireworks is to skip the trip to the fireworks stand and attend a public display.

## 2. Observe bans and restrictions

In unincorporated Snohomish County, fireworks can only be discharged on July 4 from 9 a.m. to midnight and are not allowed in parks or on school property.

## 3. Don't use or tolerate illegal fireworks

Be a good neighbor and a good citizen. Don't use illegal fireworks and don't tolerate the use of illegal fireworks by family members, friends or partygoers. Fireworks purchased on tribal lands, out of state or over the internet may be illegal. Firecrackers, bottle-rockets and skyrockets are ALL illegal to possess and discharge.

## 4. Clean Up Your Fireworks Debris

If you do them safely, fireworks in the neighborhood can make for a great, fun show and also leave a major mess. Be committed to coming back on July 5th to pick up, rake up or sweep up the paper and wood fragments from the left-overs. And be sure to fish out of the lake or swales any fireworks trash which goes into the water.

*Home Exterior Reminder – If you have any plans to update, upgrade or change the exterior of your house, roof, fence or front yard, please review PTHOA guidelines on the web site and submit an ACC Form for any exterior modifications if needed.*

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### Contact Morris Mgmt.

Pioneer Trails Homeowners Assoc.

c/o Jennifer Suemnicht, CMCA

Morris Management, Inc, AAMC

325-118th Avenue SE, Suite 204

Bellevue, WA 98005

(425) 283-5858 x104

# SUMMER AHEAD!

## Slow Down for Warmer Weather Fun

### **Slow Down, Stop & Smile**

They come in all ages, sizes and speeds: joggers, walkers, bike riders, skateboarders, rollerbladers, tricyclers and strollers moving through and around the neighborhood.

Please be aware they are out and about even when you don't see them. They may not be looking for you nor see you until it is too late. So observe the speed limit. and join your neighbors in slowing down while driving through the neighborhood. Encourage your family, friends, guests and visitors to come to a complete stop at all stops signs.

**Pioneer Trails  
Homeowners Association**

*c/o Morris Management, Inc.  
325 118th Avenue SE, Suite 204  
Bellevue, WA 98005*

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