



Board Meeting

Tuesday, April 8, 7 pm
Silver Lake Baptist Church 12918 -
35th Avenue SE, Everett

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Spring is here!



Easter Egg Hunt

April 19th, 2014
10 am

Come help hide eggs at 9 am.

Ages 3 and under - tennis court
Ages 3 -7 - playground/field area
Ages 8 and up - forest/greenbelt

Looking Forward

Recently we had our annual elections and all of your Board members remained to serve another year. We are very thankful for the continued hard work of Bruce, Garth and Audrey, whose efforts have resulted in completion of our new entry way signs and lighting installed. The entrance landscaping will soon be completed, as well, bringing a long overdue and difficult project to conclusion.

A number of volunteers have continued to make our neighborhood a better place to live. Thank you all so much for your time and effort.

After a one year break, I have returned to the Board. I look forward to contributing in any way I can.

Please review the agenda and attend our upcoming Board meeting on April 8th. Do you have any questions, opinions, ideas about these items, or are you interested in what your neighbors' thoughts are? Your opportunity to have a say comes not just at the annual election, but at each meeting, where your Board works hard to ensure every homeowner in attendance has an opportunity to contribute.

If an item of importance to you is not on the agenda, you can raise any topic at the open forum (at the beginning of the meeting).

Coffee and cookies will be available to enjoy before the meeting.

We are looking forward to the coming year. With the end in sight of the entrance sign / lighting / landscaping project, it will be time to take stock of what should capture our attention next.

Thank you for your participation and continued support.

Jim Addington
President, PTHOA

PIONEER TRAILS HOMEOWNERS ASSOCIATION

Board Meeting Agenda

Tuesday, April 8th, 2014 – 7pm

Location: Silver Lake Baptist Church, 12918 35th 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)

Board Meeting - December 10, 2013

Board Organizational Meeting - February 16, 2014

Annual Meeting - February 6, 2014 (remains draft until next Annual meeting)

Jim Addington, President

Bruce Meaker, Secretary/Treasurer

Treasurer's Report (7:20 – 7:30)

Bruce Meaker, Secretary/Treasurer

Committee Reports (7:30 – 7:50)

1. Covenant Enforcement

Audrey Chamberlain

2. Architectural Control

Garth William

3. Signage/Lighting/Entrance Landscaping

Bruce Meaker

Manager's Report (7:50 – 8:00)

Morris Management, Inc. (MMI) - Jennifer Suemnicht

Unfinished Business (8:00)-8:15

1. Procedure revisions – Elections and Compliance

New Business (8:15 – 8:30)

1. Water over the trail

2. Sign Reserve Transfers

3. Transitioning to electronic communication with our members

4. Securing higher returns on our fund balances

5. Reserve Study - time to update / review?

6. PTHOA Storage - what do we own, where is it, and should it all be in one spot?

7. Soliciting in PT - What can we or should we do about it?

8. Ideas for topics in our newsletter

9. Ratify any decisions made between meetings

10. Upcoming Meeting(s): June 10th – Board Meeting, August 12th – Board Meeting, October 14th – Board Meeting, December 9th – Budget Ratification & possibly Board

Adjourn (8:30)

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

Visit the Pioneer Trails website at www.Pioneer-Trails.org for additional information, such as Board of Directors Standards of Conduct & Responsibilities, Archived Newsletters, Governing Documents, Policies, Request Forms.

Greenbelt Do's & Asks

We often have questions about the greenbelts we all share next to or behind our homes.

There is some work in the greenbelt you can do with HOA approval. There is some work you can do without HOA approval. And there are some things you should not do in the greenbelt.

What you can do without HOA approval?

You can remove scotch broom, deciduous seedlings with less than 1 inch thick trunks, clover, thistle, blackberry bushes, tall grass, fireweed and other similar weeds. You can also cut grass and remove vegetation up to 2 feet from your property line if its overgrowing onto your property. Lastly, you can remove dead vegetation within the greenbelt, including branches, leaves and limbs.

As you can see, there is a lot of clean up you can do to keep the area of greenbelt that adjoins your property clean and enjoyable.

There is some work you can do, but it requires HOA Board written approval in advance. If you want to clean up vegetation to enhance the view from your home, then your Board approval is required. Cutting or trimming trees most certainly requires HOA Board approval. Some plants and trees can also be introduced into the greenbelt with HOA Board approval.

You should not dispose of trash or debris from your yard in the greenbelt.

For a complete detailed accounting please refer to our HOA Guidelines, which can be found online at www.pioneer-trails.org under the regulations and policies section.

A great simple rule, when in doubt, just ask. It's easy to do.

Thank you all for doing your part to keep our collective property enjoyable for all the homeowners of Pioneer Trails.

Thank you,
Your Pioneer Trails Board of Directors

Association Manager

Our Association Manager, Jennifer Suemnicht, with Morris Management will be happy to help with any questions or concerns. To contact Jennifer, please call: 425.283.5858 or email her at jsuemnicht@morrismanagement.com

SPRING GARAGE SALE PREP

April 26

Bargain-hunters around the region have been awaiting both spring's arrival and Pioneer Trail's Garage Sale on Saturday, April 26! Here are some practical tips from yard sale experts to make our event better than ever.

Inventory what you want to sell. Grab a notebook, pen, walk through every room, check in your closets, garage and/or shed and make a list of items.

Price your items reasonably! Not too high, not too low. Everyone is out to find the deal of the century.

Sticker price everything, except the husband, wife, dog and cat! Use removable stickers. Buy pre-printed price stickers, use address labels or masking tape. A Price Chart can also work for general categories (i.e. all shirts \$1.00, DVDs \$2.00).

Make Change Easy with prices at a quarter, 50 cents, 75 cents, \$1 and not 95 or 99 cents.

Display signs for specific areas and clothing sizes, toys over here, shoes over there, baby items on that table and so on. Arrange clothing by size and gender with care.

Be Power-Ready. If you're selling anything powered by electricity, have an extension cord or batteries handy for buyers to test their new found treasures. Test battery operated toys in advance and put a sticker on them that says "Works - Needs Batteries."

Remove, Cover or post "Not for Sale" sign on anything from the yard or garage not for sale.

Remember "Safety First," as you set up. Lots of people will go through your garage and yard. Take a minute after you get setup to study your layout to spot any dangerous or unsafe situations.

Get Change from the bank before the sale! \$80-\$100 in change, \$20-30 in \$1's, \$20-30 in \$5's, \$20 in \$10's, a \$10 roll of quarters and maybe \$2 in dimes and nickels.

Track Your Money - coming in or going out! If something does not have a sticker or if you borrow some money for coffee and donuts, be sure to write it down!

Have A Sideline Concession Stand. Offer popcorn, coffee, lemonade, water or fresh cookies and let the kids and grandkids handle it. If old enough, let them purchase or make the treats and beverages, price their items and tend the stand. And let them keep 100% of the profits!

After the Garage Sale

Clean Up! Move things back in, clean up any trash. Take signs down.

COUNT YOUR MONEY!!! That's the whole point here, isn't it?

- **Keep** – If you have the room, save any valuable items for the fall sale.
- **Throw** – Throw away any items that you do not want to keep or donate.
- **Donate** – Donate your left over items to a thrift store, charity or any local outfit. Give items to friends. Donate books or movies to the Friends of the Mill Creek Library.

Pet Care

Attention pet owners, since spring has sprung and dog walking is in full swing, please be courteous to others. Keep your dog on leash and remember to scoop and bag the poop. Thank you for never letting your pet leave anything behind for others to walk on or around.

Special Easter Thanks

Erin Broxson has volunteered to host our annual neighborhood Easter event. She wants to remind all parents and grandparents to have their little ones at the Trail Lake area on 125th Place SE by 10 am on Saturday, April 19. Be sure to bring an easter basket! And tell your kids to have fun and be kind to one another as they pursue their eggs.

Making changes to your home, what you need to know.

With spring approaching many of us are starting to plan our warm weather projects around the house. It may be new a roof, replacing your fence, driveway replacement or painting the house.

Before you start your work, remember to include the Architectural Control Committee in your plans, since these exterior projects, will require pre-approval to ensure they follow neighborhood guidelines.

It's easy to do, and only takes a few minutes to complete the basic request form, which is available online at www.pioneer-trails.org

Remember, this is required even if you are re-painting your home the same color, replacing your fence with the same style, or making just a small change.

Doing work that doesn't conform to guidelines, without permission, puts everyone in a very difficult position. And if it doesn't meet neighborhood guidelines, the work may have to be redone, no matter how painful or expensive that may be.

DO NOT make the mistake of letting a contractor tell you, "I've done lots of homes in Pioneer Trails and this work is pre-approved." You, the homeowner, not the contractor, are responsible for securing proper permission in advance and ensuring the work conforms with the approval granted.

Our Architectural Control process protects us all and ensures the value of all our homes are maintained. It also ensures you are not making expensive or time-consuming improvements or changes that, if completed without approval, may have to be redone. This is an experience no one wants to go through.

So please, do not put yourself, your neighbors, or your all-volunteer Board of Directors in a frustrating, painful or expensive situation. Let's work together to ensure that everyone's property values remain high and the neighborhood shines. Secure the correct approval in advance. If you are not sure, just ask.

Thank you,
Your Board of Directors

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
jsuemnicht@morrismanagement.com

SPRING IS HERE!

We have had our share of wintery weather, but blue skies, flowering plants and sunshine are upon us!

Slow Down, Stop & Smile

Please join your neighbors in slowing down to 25 mph while driving through the neighborhood. And encourage your family, friends, guests and visitors to come to a complete stop at all stops signs.

Kids Are Out

With the nice weather here and vacations looming please remember to be aware of children in the neighborhood, riding bikes and walking to the park, and observe the speed limit.

Pioneer Trails Homeowners Association

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