

S P R I N G 2 0 1 3

TRAIL TALES

PIONEER TRAILS HOMEOWNERS ASSOCIATION

June 2013 Edition

Board Meeting

Homeowners Association

DATE??, June 13, 7 pm
Silver Lake Baptist Church
12918 - 35th Avenue SE, Everett

Inside This Issue

Page 2

Financial Status

Page 3

Board Meeting Agenda

Page 4

March 12 Meeting Minutes

Page 5

Larger, Closer Library?

Back Cover

Be Safe on 4th of July

delelele

NEIGHBORHOOD SIGNS COMING

by Maury Chamberlain

Good news! Pioneer Trails residents, neighborhood visitors and travelers along 35th Avenue and 116th will soon notice new signs identifying our neighborhood.

The Pioneer Trails Homeowner Association Board of Directors accepted a signage design bid on March 13.

The sign company is currently in the process of obtaining permits for the selected sites. Permitting will take 2 - 4 weeks and production is estimated at 4 - 6 weeks. We expect the signs to be installed between mid August and early September.

Opportunities Galore!

If you care about keeping our community a wonderful place and have a little extra time or just a few hours to spare each month, you will find there are plenty of ways to make a difference with Pioneer Trails Homeowners Association.

Perhaps you can bring some of your professional experience or common sense to the table and serve on the Board. We have a specific need right now for more board members, especially someone who might serve as the PTHOA Board Secretary.

Or perhaps, if can't commit to a specific time each month, here are a few other ways to consider lending a hand:

Homeowner Communications – Can you update or manage our website, write blogs, or help play cub reporter and assist with our newsletters? If you have communications experience or can write an occasional story or do a column.

Special Events – If you enjoy planning or hosting events and parties, you might consider neighborhood social planning. There is always a need to prepare events which bring the community together and help us know one another better.

Ken Harvey, Editor

PTHA Financial Status
By Bruce Meaker, Treasurer

As of April 30, 2013

Assets

Operating	114,532.61
Reserve	76,915.47
Road	84,382.38
<i>Total Assets</i>	<i>\$275,830.46</i>

Liabilities

Operating	18,311.58
Reserve	0.00
Road	0.00
<i>Total Liabilities</i>	<i>\$18,311.58</i>

Equity

Operating	114,532.61
Reserve	76,915.47
Road	84,382.38
<i>Total Equity</i>	<i>\$275,830.46</i>

Owner Receivables

Member Assessment Receivable (3.10% of Annual Assessments)	4,022.00
Road Fund Receivable	320.00
Late Fee Receivable	791.00
Admin Fee Receivable	575.00
Misc. Income Receivable	2,116.00
Legal Fees Receivable	<u>1,235.54</u>
<i>Total OwnerReceivables</i>	<i>\$9,029.54</i>

	<u>YTD Amount</u>	<u>% of Budget</u>
Operating Income	\$130,412.01	(100.43%)
Operating Expenses	44,024.91	(83.93%)
Replacement Fund Income	8,299.91	(100.18%)
Replacement Fund Expenses	20,163.00 (0.00%)	

For Homeowner Concerns Contact: Morris Mgmt.
Pioneer Trails Homeowners Association, c/o Jennifer Suemnicht, Morris Management,
Inc, 325-118th Avenue SE, Suite 204, Bellevue, WA 98005
(425) 283-5858 x104

jsuemnicht@morrismanagement.com

BOARD MEETING AGENDA

JUNE 11, 2013

7:30 PM

Silver Lake Baptist Church, 12918 35th Avenue SE, Everett, WA 98208

1. Homeowners Forum (7:15 pm)

2. Call to Order / Establish Quorum (7:30) Garth Williams, President

3. Approve Prior Meeting Minutes (7:30 – 7:35) Ron Baker, Secretary

March 12, 2013 & Board Org Meeting

4. Treasurer's Report (7:35 – 7:40), Bruce Meaker, Treasurer

5. Committee Reports (7:40 – 7:50)

1. Covenant Enforcement – Audrey Chamberlain
2. Architectural Control – Garth Williams
3. Signage Committee Report – Bruce Meaker

6. Manager's Report (7:50 – 8:00), Morris Management, Inc. (MMI) Jennifer Suemnicht

7. Unfinished Business (7:45-8:00)

1. Trail Repairs – done – ratify payment approval
2. Procedure revisions – Elections and Compliance

8. New Business (8:00 – 8:30)

1. Reserve Transfer for trail repair \$14,742
2. Reserve Transfer for sign deposit \$14,742
3. Taxes & Audit - 2012
4. Ron Baker's Resignation & Filling the Secretary Role
5. Ratify any decisions made between meetings
6. Upcoming Meeting(s):

Tuesday, August 13 & Tuesday, October 8th

9. Meeting Adjourned

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

CONTINUED FROM PAGE 1

Subcommittees – If you care what our neighborhood looks like, then you're just the type of person who should volunteer to help review and approve exterior paint, roofing and other architectural requests that come before the Board and its subcommittees.

Keys, Trails, Ponds, Oh My!– Perhaps your passions run to sports and you are interested in our playgrounds, basketball and tennis courts, walking trails or small lakes? T

As you can see, volunteer opportunities abound at Pioneer Trails. Find an area that captures your interest and use your talents. Ask Jennifer at Morris Management or the PTHOA Board how you can help. You don't need a lot of time to help make your community a better place.

Pioneer Trails Homeowners Association

Annual Meeting Minutes (Draft)

March 12, 2013

Meeting called to order at 7:20 pm
Location: Silver Lake Baptist Church

Presiding Officer: Jim Addington

Board Members present: Jim Addington, Garth Williams, Bruce Meaker, Maury Chamberlain

Members present: 60 owners present in person or by proxy.

MMI present: Jennifer Suemnicht.

Confirmation of Quorum: Quorum met.

Annual Meeting Minutes: Garth Williams moved to accept prior year's Annual Meeting Minutes Draft from March 13, 2012, Maury Chamberlain seconded, and all approved. MSA

Accomplishments for 2012: Summary from Board President, Jim Addington

Treasurers Report: Bruce Meaker delivered report on the PTHOA financials through February, 2013.

Member votes: 70-604 Tax Form, recognizing that excess money from last year's budget will be applied to this year's budget for 2013, was accepted by all members in attendance.

Board Election:

New candidates Ron Baker and Audrey Chamberlain each introduced themselves to the homeowners. Garth Williams and Bruce Meaker, having served as Vice President and Treasurer respectively on the PTHOA Board in 2012, also announced their candidacy for 2013.

The candidates were elected to the board by without dissent by the homeowners present.

Homeowners Forum: Discussion of issues of interest to homeowners was held.

Meeting Adjourned: 8:20

Respectfully submitted,

Maury Chamberlain, Secretary

Easter Egg Hunt Thank You

Special thanks to the organizers of our April Easter Egg Hunt, which brought tons of smiles to many children and grandchildren!

SUMMER AHEAD!

Slow Down for Warmer Weather Fun

*Slow Down, Stop,
Smile & Reconnect With Your Neighbors!*

Larger Library In Pioneer Trail's Future?

-Expanded from recent Mill Creek View article

Pioneer Trails residents are just as well-read as any and we consider the Mill Creek Library our own. We browse the Sno-Isle Library web site, reserve our books, CDs and DVD movies, jump into the car and drive 10 minutes to pick or drop them off. What could be more convenient?

How about a new library just a few blocks away? Seem like a dream? Well, consider this.

The Mill Creek Library across from the Mill Creek Town Center is a busy place and well-loved for friendly, helpful staff and selection of popular reading, music and video titles. It is also considered cramped, noisy and a tough place to find parking. Considering the results of area surveys earlier this year, many residents may be ready for a larger library without the limitations.

“Residents tell us they love their library but also find it inadequate,” says Sno-Isle Libraries' Executive Director, Jonalyn Woolf-Ivory. “They cite a list of limitations with the property which they would like us to address. Unfortunately, the site doesn't allow us to expand enough to meet the needs of the area.”

Mill Creek City Manager, Ken Armstrong agrees. “When the community built the original library in 1987, there was a lot of thinking there might be two future expansion phases. However, the second phase expansion of the library building in 1991 pretty much exhausted our opportunities at the site. There simply is no more buildable space and unfortunately the structure cannot support a second story addition.”

The demand for library services in the Mill Creek area, has always been strong. Newspaper reports from the late 1980s indicate population had already outgrown the original library before it had opened its doors in 1987. Area population and demand for library services continues to grow. The 7,380 square feet library building had

almost 1/3 of a million visitors in 2012 with over 6,000 customer visits each week. In the past 5 years, the activity level at the library has increased by 42%. Library space, noise concerns and parking limitations are so severe that library staff currently have to schedule children's programs when the library is closed to the general public.

According to Woolf-Ivory, “Area residents have been emphatic they want more library space for popular materials titles; space for children, teens, family activities and community meetings. In addition, residents want easy drop-off and pickup of library materials and easy parking. We got that message loud and clear when we surveyed them in 2010 and again this past January.”

Knowing current location limitations, library officials have been searching for other potential sites, for the past three years, which could accommodate a larger, regional library.

Those searches led the Library District to the planned East Gateway Urban Village site located along 132nd Avenue SE between 35th SE and Seattle Hill Road. This location appears to meet the needs of the greater Mill Creek area for the next 20 years and would supply ample parking for customers.

Another party interested in East Gateway is Target Corporation. Word has surfaced that representatives of the major retailer have approached Sno-Isle Libraries regarding the potential of co-locating a store and new library on 132nd Avenue SE.

Wouldn't it be interesting to find convenient shopping and library services close to our neighborhood?

Be Safe on 4th of July

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. Use extreme caution when using them. Many serious injuries and property loss are 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. Fireworks can only be discharged on July 4 from 9 am to midnight.**
- 2. Don't leave a mess for someone else. Clean up your fireworks debris.**

Roofing or Painting Reminder

If you have any plans to update, upgrade or change the exterior of your house, roof, fence or front yard, please review neighborhood association guidelines on our web site, www.pioneer-trails.org, and submit an ACC Form for any exterior modifications.