



## What Happened to All Those Proxies?

Thank you to each person who participated and voted on the proposed changes to our governing documents.

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All items did pass.

Changes to the Declaration require 70% of members voting “For”

### Declaration Proposed Amendment No. 3

1. Section 6.8 Quorum for Action had - 233 “For”
2. Section 8.14 Trees on individual lots deleted in its entirety had – 225 “For”

Changes to the Bylaws require 2/3 of the members voting “For”

### Bylaws Proposed Amendment No. 4

1. Section 3.1 Annual Meeting had – 239 “For”
2. Section 3.4 Quorum reduced to 10% for transaction of business at any meeting of members had – 227 “For”

Keep your eyes on the website, our Governing Documents will be re-typed with the above changes, then posted on our website.

## BOARD MEETINGS

### LOCATION:

Silver Lake Baptist Church  
12918 35th Ave. SE, Everett

TIME: 7 - 8:30 p.m.

### MEETING DATES:

- Jan. 10—Board Meeting
- Feb. 10—Annual Meeting / Board Meeting

## Election Time

This February, the current Board of Directors will have completed their two year terms. This means that all Board positions will be available. There is a minimum of three board members needed and a maximum of seven. The outgoing board members will be available to support newcomers as they settle into their roles.



(continued on page 2)

## Election Time *(continued from page 1)*

Morris Management has worked with our Association for several years now and provides much assistance in areas that includes but is not limited to: Meeting support, handling routine and/or recurring maintenance items, administrative services, and preparing monthly financial statements. Even with a management company in place, a working Board is necessary to provide direction and decision making.

The time commitment for a Board member averages 6 - 8 hours a month. Experience in management, administration or finance is helpful but not required. Candidates are invited to attend the January 10th board meeting to introduce themselves.

Our Association has a long history of homeowners contributing their time and talents to keep Pioneer Trails an attractive and desirable neighborhood. Please consider getting involved and send a short biography that includes your name, division and lot number to Jennifer Suemnicht of Morris Management via email or mail by January 7, 2011. Contact information is on the last page of the newsletter.

### Be Careful with Roofing Contractors

Even though you are not likely to be installing a new roof during the winter please take note. Recently a roofing contractor installed the wrong roofing material even though the right material had been agreed to and paid for. This has resulted in a very difficult and expensive situation for the homeowner. The vast majority of contractors are excellent and ethical. Unfortunately,



there are some that are not. The best way to check out a roofer is to contact people who have had recent experience and can make recommendations. Be particularly cautious using the contractors' websites as they can appear quite excellent yet do not portray their actual reputation.

Please remember that it is your responsibility to select the right roofing, with approval from the Association, and be certain that the contractor follows through with their contract with you.

#### **Did you know there is a Snohomish County Leash Law?**

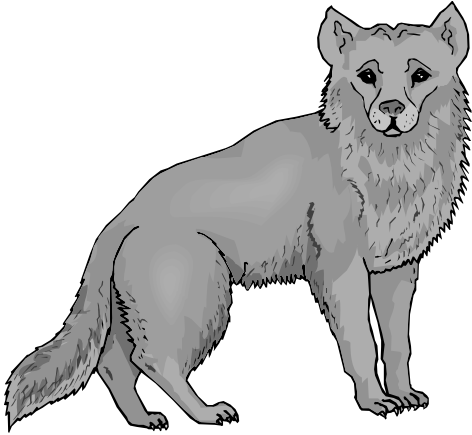
There is a \$250 fine for dogs off leash in non-designated areas.

Please note that there are no off leash areas in Pioneer Trails. Some dogs have been off leash in the playground/soccer area while children were present.

***And remember . . . . Scoop the poop, bag it, and place it in the trash!***

# Pioneer Trails Wildlife

## Coyotes



Several months ago two coyotes were removed from the south side of the neighborhood. We were hopeful that the problem would have been solved. Unfortunately, since then, there has been at least one who has been hunting through the area, and has killed a pet. It appears likely that the coyote(s) comes from the large undeveloped areas to the north and east of Pioneer Trails. Since these areas are private property we cannot trap coyotes in their “home” territory. The wildlife experts say that we are unlikely to remove all of them, even if we obtained access. So... keep your pets and small children safe and supervised.

## Beavers

Last year we had the beginnings of a beaver dam just south of 127<sup>th</sup>. That fellow disappeared, and we did not need to take any special action. However, this beaver (or one of his family members) has found the wetland on the trail off 122<sup>nd</sup> Place, near the small bridge. We’ll keep an eye on this and note any evidence of new activity. Right now we don’t know the implications of what the beaver may or may not be doing. Please remember that Beaver areas are protected and it is illegal to remove them, or disrupt their habitat without a permit and a qualified person to do it.



*Please continue to report sightings to the PTHOA Board Member at  
425-315-2405 so we can monitor the situation.*



## THANK YOU

Bonnie Foti, board member and longtime resident of our neighborhood, found it necessary to resign from her position as Vice-President of the Board of Directors. Her professional background and personal commitment to our lovely neighborhood benefited our Association greatly. Bonnie will be missed by the Board and assures us that although she is unable to contribute as a board member, she will remain an involved homeowner. Thank you Bonnie!!

Pioneer Trails Homeowners  
Association

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

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## Next Board Meeting: January 10, 2011

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### *2010 Board of Directors*

*President:* Chris Kern      *Vice-President:* OPEN  
*Secretary:* Jan Edgeworth      *Treasurer:* OPEN  
*Member At Large:* Andy Hamack

<i>Committee</i>	<i>Chair</i>	<i>Committee</i>	<i>Chair</i>
Architectural Control	Committee	Bridges, Benches, Signs	John Alberti
Covenant Enforcement	Committee	Easter Egg Hunt	Jenn Lindal
Elections	Jan Edgeworth	Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale	Board	Maintenance Contracts	Board
Newsletter	Morris Management	Paint Approval	Judy Kimball
Recreation	Board	Security	Board
Trail Repair	Jan Edgeworth	Tree Removal	Ken Bemis

### 4 WAYS TO CONTACT US

1. Call us at: 425.283.5858 x104
2. Email us at [pthoa@pioneer-trails.org](mailto:pthoa@pioneer-trails.org)
3. Send us mail c/o Morris Management, Inc.
4. Attend a Board Meeting. We'd love to see you!

**Website:** [www.pioneer-trails.org](http://www.pioneer-trails.org)

### Morris Management's Contact Info

Pioneer Trails Homeowners Association  
c/o: Morris Management, Inc.  
325 – 118th Avenue SE, Suite 204  
Bellevue, WA 98005

• Tel: 425.283.5858 x104 • Email: [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com)