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# TRAIL TALES

PIONEER TRAILS HOMEOWNERS ASSOCIATION

October 2012 Edition

## PIONEER TRAILS MONUMENT SIGNS REPLACEMENT UPDATE

### Board Meeting

Tuesday, October 9, 7 pm  
Silver Lake Baptist Church  
12918 - 35th Avenue SE, Everett

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### Neighborhood Signs Decision

on October 9

Come to Board Meeting  
for the discussion & decision.

Board member Bruce Meaker gave a presentation at the August Board of Directors meeting on ideas and bids received over the summer for the signs which identify the Pioneer Trails community. Bruce has led the Signage Committee effort to develop a plan for refurbishment of the deteriorated entrance signage to Pioneer Trails.

Ideas were presented for a more permanent structure to support existing signs (which are in good condition) within the existing reserve funds budget. These ideas were based on previous homeowners meeting feedback and the work of previous signage committees,

It was recommended the Board accept the lowest bid. This would enable the removal of support structures for each of the signs at each of the three major neighborhood entrances, replacement with new brick signage support structures over new foundations and retaining

the historical signs with logo. The estimated cost to remove the deteriorated fencing and monuments along 35<sup>th</sup> Avenue SE would cost an additional \$5000. Later phases would address three other signs, signage landscaping, lighting and irrigation. If enacted, these recommendations could be accomplished within budget.

Feedback from attendees was energetic and mixed. Discussion focused on costs and budget, whether presented designs would maintain the prestige and competitiveness of the neighborhood and whether additional designs should be pursued. The higher cost of bringing a design consultant onboard was discussed, along with the potential impact to the reserve funds.

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Ken Harvey Jul 21, 11:49 PM

**PIONEER TRAILS HOMEOWNERS ASSOCIATION**

**Draft Board Meeting Agenda**

Tuesday, August 14th, 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) Jim Addington, President**

**Approve August 14, 2012 Meeting Minutes (7:15 – 7:20) Maury Chamberlain, Secretary**

**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

**New Business (8:00 – 8:30)**

- 1. Ratify any decisions made between meetings
  - Approval of the monument fencing
  - Approval of payments
- 2. Upcoming Meeting(s):
  - 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)**

**PTHOA Entrance Signs - Cover Story continued**

The Signage Committee, made up of active PTHA members, Ryan Blakely, Maury and Audrey Chamberlain, Jan Edgeworth, Cheryl Hamack, Garth Williams and Bruce Meaker, agreed to meet over the next several months to explore additional design options. Please attend the October 9<sup>th</sup> Board meeting to hear of the latest in the Committee’s efforts to develop an entrance image that will be reflective of our community values at a reasonable cost.

**Your Web Site - Your Information**

Visit the Pioneer Trails website at [www.Pioneer-Trails.org](http://www.Pioneer-Trails.org) for neighborhood information, such as roofing and painting guidelines, neighborhood map, board members responsibilities, policies, forms & other information.

**Pioneer Trails Homeowners Association  
Board of Directors' Meeting Minutes (Draft)  
August 14, 2012, Silver Lake Baptist Church**

**Homeowners Forum: 7:00 – 7:15 pm**

**Board Meeting called to order at : 7:15 pm**

Presiding Officer: Jim Addington  
Board Members: Garth, Bruce, Maury                      Quorum established: Yes  
Members present: 14 homeowners present.            Morris Mgmt Rep: Jennifer Suemnicht

**Purpose:** To make decisions for the overall benefit of Pioneer Trails homeowners.

**Minutes:** June 12, 2012 Meeting Minutes reviewed. Bruce Meaker moved to approve these Meeting Minutes, Garth Williams seconded the motion. All were in favor. **MSA**

**Treasurer's Report:** Bruce Meaker reviewed the Financial Statements as of July, 2012. Maury Chamberlain moved to approve, Garth Williams seconded the motion. All were in favor. **MSA**

**Committee Reports:** Garth Williams  
Garth Williams reviewed the Covenant Enforcement and Architectural Reports. Maury Chamberlain moved to accept with Jim Addington seconding this motion. All were in favor. **M**

**Morris Management:** Jennifer Suemnicht - Report received and reviewed by Board.  
The Board approved payment of \$1121.43 invoice from Play Creation for replacement of playground slide damaged by July 4<sup>th</sup> fireworks. Our landscaper will give bid for replacing soil and bark at the trail heads in our development. Bruce Meaker moved to accept and Garth Williams seconded. All were in favor.

**Unfinished Business:**

1. Trail repair had no other bids.
2. Spring Clean Up is underway with chipper scheduled for the 20<sup>th</sup>.
3. 2011 Audit final was received by the Board.
4. Bruce Meaker Presented status report for Entrance Monument Signage.

**New Business:**

1. Sign up sheet for entrance signage working committee was circulated with meeting date TBD.
2. The Board approved an updated Reserve Study expected to cost \$800.00 for 2013.
3. Also approved by the Board was reimbursement of \$189.38 to Jim Addington for the cost of new soccer and basketball nets.
4. Ken Harvey volunteered to approve the paint and trim colors for the Architectural Control Committee.
5. An impromptu discussion of the Boards position on homeowners use of community property began when a homeowner asked the Board to again reconsider their private use of a portion of common area for a bench. The Boards response as stated by Jim Addington, Board President, was that the Board had no authority to gift a portion of community property for private use and restated the Board's request that the homeowner relocate their structure(bench) on their own property and return the community property to its original state.

3. Upcoming Meetings:            Board Meeting October 9  
  Budget Ratification meeting, followed by Board Meeting November 13.

**Meeting Adjourned:** 8:30 pm

**Executive Session:** No Executive Session needed

Respectfully Submitted, Maury Chamberlain, Secretary

**Next meeting:** November 13.

**Financial Status**  
**Pioneer Trails Homeowners Association**  
**As of August 31, 2012**  
 By Bruce Meaker, Treasurer

<b>Assets</b>	
Operating	59,535.23
Reserve	95,193.55
Road	<u>80,739.04</u>
<b>Total Assets</b>	<b>235,467.82</b>

<b>Liabilities</b>	
Operating	8,456.68
Reserve	0.00
Road	<u>0.00</u>
<b>Total Liabilities</b>	<b>8,456.68</b>

<b>Equity</b>	
Operating	59,535.23
Reserve	95,193.55
Road	<u>80,739.04</u>
<b>Total Equity</b>	<b>235,467.82</b>

<b>Owner Receivables</b>		
Member Assessment Receivable	2,594.93	(2.15% of Annual Assessments)
Road Fund Receivable	116.00	
Late Fee Receivable	781.00	
Admin Fee Receivable	725.00	
Misc. Income Receivable	1,670.00	
Legal Fees Receivable	1,500.50	
<b>Total Owner Receivables</b>	<b>7,387.43</b>	

	<u>Amount</u>	<u>% of YTD Budget</u>
Operating Income	122,145.13	(101.11%)
Operating Expenses	89,883.44	(103.24%)
Replacement Fund Income	8,316.03	(99.57%)
Replacement Fund Expenses	.00	(0.00%)
Road Fund Income	3,568.43	(100.86%)
Road Fund Expenses	0.00	(0.00%)

**THINKING ABOUT RE-ROOFING?**

Take a look at the Pioneer Trails Homeowner Association web site for some helpful guidelines on choices and colors approved for use in our neighborhood community. And remember to submit an Architectural Control Committee Form with information on roofing shake/tile/metal material and color for review and approval before beginning any work.

### Care About Your Neighborhood?

Want to get together with a group of caring neighbors who are passionate about keeping our community a wonderful place to live?

A few additional homeowners are needed to participate on our Covenant Compliance Committee, including a lead for this committee. Training will be provided. You just need to bring knowledge and commonsense about the covenants and guidelines adopted by the Board of Directors. Just submit your name for consideration to Jennifer at Morris Management if you are interested.

#### Covenant Compliance Committee

### Want to Make a Difference?

There are a number of ways to keep our neighborhood community wonderful. Why not volunteer a little of your time? We're looking for someone, just like you, to review homeowner paint and improvement requests as part of our architectural code compliance team. Or you could volunteer to help with distributing tennis court keys, trail inspection and other things. Give Jennifer a call at Morris Management if you have an interest.

### July 4th Fireworks Damage Children's Area

The Board reported at the August meeting that fireworks activity within the neighborhood park may have resulted in over \$1,000 damage to the children's playground slide. The damaged slide was recently replaced.

### No Dumping Please!!!

*Please remember, your yard waste should be disposed of in the green recycle bins, never in the greenbelt area. Thank you for making a difference in your community.*

*Home Exterior Reminder – Autumn is a great time to begin looking for exterior house colors for next spring's repainting project. Please submit exterior house paint sample colors to the neighborhood Architectural Control Committee for approval, Paint chips and color samples on paper only please. The ACC Form and samples are required even if painting the same color.*

### Take Care of Your Mailbox

*Take a few minutes to look at your mailbox, especially if you are part of a private mailbox group. Work with your mailbox group to ensure all of the slots are working and the exterior reflects pride of ownership.*

### If You Have Any ?s or !s: Contact Morris Mgmt.

Pioneer Trails Homeowners Assoc.  
c/o Jennifer Suemnicht at Morris Management, Inc.  
325-118th Avenue SE, Suite 204  
Bellevue, WA 98005  
(425) 283-5858 x104 [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com)

## Discourage Thieves

One of our neighbors was burglarized earlier this year. Here are some lessons learned from the experience.

- Always lock your car and house up tight when you are away, even if it is just a quick run to the store.
- Close your ground-floor windows.
- If you don't have an alarm system, get one.
- If you do have an alarm system, use it.
- Thieves sometimes knock on your door to see if anyone is at home. If no one answers, they listen for any sound inside. So leave a radio or TV going, especially if you are not at home.
- If you leave your car in the driveway at night, remove the garage door opener.
- Watch out for your neighbors' home if they are away. And ask your neighbors to watch out for your home in return.
- Belong to Neighborhood Watch.

**If you see a prowler, notice criminal activity or hear something which makes**

**Pioneer Trails  
Homeowners Association**

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

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