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Pioneer  
Trails

*TRAIL TALES*

## Board Meeting

Tuesday, October 14, 7 pm  
Silver Lake Baptist Church 12918 -  
35th Avenue SE, Everett

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Ken Harvey, Editor

## Fall Tips

You can make your life easier by taking care of some late season maintenance tasks before colder air rolls in.

- **Test your heating system** - Have your furnace inspected and serviced once a year. Now is the right time so you don't flip the switch on the first cold day of the season only to find you have an ailing furnace needing repair. Replace your furnace filter if its been a few months since it was last replaced. Find the filter size by looking at the old one in the furnace and write it down before you head out to purchase a new one.
- **Clean your fireplace** - Now is the perfect time to make sure your fireplace and chimney are clean and free of any debris or build-up. Hire a professional to come in if you need one.
- **Clear your gutters** - Gutters may be clogged with dirt, old leaves, or sprouting plants when, for example, trees drop pine cones into the gutters and then they get lots of rain and sunshine over the summer. You might consider installing gutter guards if you don't already have them. They are easy to install, won't break your bank, and will effectively keep out large debris, saving you the trouble of cleaning them out annually.
- **Replace Screens with Storm Windows** - Installing storm windows can actually increase the heating efficiency of your home by blocking air flow in and out of your existing windows. You may want to hold off on doing this until the temperature really starts to drop. Early fall is a great time to leave the windows open through out the house and enjoy the cool breeze running through. Just don't wait too long or you'll be stuck replacing them in the cold.
- **Interior Painting** - If you have plans to paint the interior of your home in the near future, consider doing it sooner rather than later. It is a good idea to paint during milder weather so you can open the windows to avoid breathing in noxious paint fumes.

# ***PIONEER TRAILS HOMEOWNERS ASSOCIATION***

## **Board Meeting Agenda Tuesday, October 14, 2014 – 7 pm**

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

### **Homeowners Forum (7:00)**

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

Jim Addington, President

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

Board Meeting - August 12,  
2014

Bruce Meaker, Secretary/Treasurer

#### **Treasurer's Report (7:20 – 7:30)**

Bruce Meaker, Secretary/Treasurer

#### **Committee Reports (7:30 – 7:50)**

1. Covenant Enforcement
2. Architectural Control
3. Entrance Landscaping

Audrey Chamberlain

Garth William

Bruce Meaker

#### **Manager's Report (7:50 – 8:00)**

Jennifer Suemnicht, Morris Management, Inc. (MMI)

#### **Unfinished Business (8:00)-8:15**

1. Procedure revisions – Elections and Compliance
2. Transitioning to electronic communication with our members
3. Securing higher returns on our fund balances
4. Reserve Study – ready for approval
5. Ideas for topics in our newsletter
6. Private Road Maintenance – Payment approval \$3,658.20 to NYS and signing Road Fund Reserve Transfer. Also review bids for sealing in 2015.

#### **New Business (8:15 – 8:30)**

1. New A-Board & Park Sign Bids
2. Budget
3. Ratify any decisions made between meetings
4. Upcoming Meeting(s):
  - December 9<sup>th</sup> – Budget Ratification & possibly Board

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

**Executive Session** (if needed by the Board)

#### **Compliance Hearings**

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

# PTHOA Financial Status

## By Bruce Meaker, Treasurer

As of September 30, 2014

### Assets

Operating	54,867.03	
Reserve	47,4564.24	
Road	83,508.54	
Total Asset		216,746.12

### Liabilities

Operating	4,848.20	
Reserve	0.00	
Road	0.00	
Total Liabilities		4,848.20

### Equity

Operating	50,018.83	
Reserve	47,464.24	
Road	83,508.54	
Total Equity		180,991.61 3

### Owner Receivables

Member Assessment Receivable	1,272.51	(0.98% of Annual Assessments)
Road Fund Receivable	221.00	
Late Fee Receivable	540.00	
Admin Fee Receivable	225.00	
Misc. Income Receivable	0.00	
Legal Fees Receivable	<u>494.00</u>	
Total Owner Receivables	2,752.51	

	<u>YTD Amount</u>	<u>% of YTD Budget</u>	
Operating Income	130,567.32	(100.55%)	(Amount billed)
Operating Expenses	99,682.1	(92.95%)	

# We're Going Online!

Beginning in January, you will begin receiving your Pioneer Trails HOA newsletter by email. The new online newsletter will include information about upcoming association meetings and news, as well as provide links to additional information, such as timely neighborhood alerts of suspicious activity, neighborhood classifieds, and more interesting articles.

We will need your email contact information in order to enable you to receive your newsletters by email.

Homeowners who desire to continue receiving a print copy of the newsletter or who do not provide an email address will be charged \$5.00 per newsletter to offset the cost of printing and mailing. That could mean an additional assessment of up to \$20 or more per year for our seasonal newsletter.

Please provide the information below to let us know whether you would like to receive your newsletter by mail or email. You may send the completed form by mail, email or fax to:

Jennifer Suemnicht, CMCA, AMS  
Morris Management, Inc., AAMC  
325 118th Ave SE, Ste 204, Bellevue,  
WA 98005  
425-283-5858 ext 104 Phone  
425-283-5859 Fax  
[jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com)

Homeowner\*\*:

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Address :

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Best phone number to contact you:

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I wish to receive the Trail Tales newsletters and association notifications by email

Email: \_\_\_\_\_

I do not wish to get email notification and understand that there will be an additional charge of \$5.00 per newsletter.

Mailing address:

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***If you rent your house please provide the name and email address of your renter if they would like to receive the PTHOA newsletter.***

Name of renter(s):

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Email: of renter

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Comments: *(please include any additional topics or features you would like to see in your PTHOA newsletter)*

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**Pioneer Trails Homeowners Association  
HOMEOWNER INFORMATION**

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Dear Homeowner(s):

Providing us with your contact information is very important in case of an emergency. Please take a few minutes to complete the following questionnaire and return to us by October 31. If you are renting your home, please provide the name and contact information for your tenant(s) and property management firm in case you are unavailable. Please print clearly. Thank you!

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

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

Unit / Lot Address: \_\_\_\_\_

Everett, WA 98208

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

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

Email Address(es): \_\_\_\_\_

In case of emergency please notify:

Relationship: \_\_\_\_\_ Telephone: (    ): \_\_\_-\_\_\_\_

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

Mailing Address (If different): \_\_\_\_\_

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

***Renter Information:***

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

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

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

Email Address(es): \_\_\_\_\_

Property Management Company Name and Contact (if appropriate):  
\_\_\_\_\_ Phone (    ): \_\_\_-\_\_\_\_

Contact Email Address: \_\_\_\_\_

***Automobile Information:***

Auto # 1 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Auto # 2 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Auto # 3 Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

## Pet Poisons

*continued from back page*

Other health aids for adults can also be fatal for your pets. Never leave your vitamins and minerals on the counter and keep them within their containers and sealed. Vitamin D and iron tablets can be especially dangerous for your little ones.

Don't allow your pets to chew on your house and yard plants. Some plants, such as philodendron, lilies can kill them.

Glow sticks and glow jewelry can be a real problem, especially around Halloween.

Most of us already know that substances like antifreeze can attract pets because of the sweet smell and taste. Did you know that as little as a teaspoon can result in kidney failure? But did you also know that other sweet products, like chewing gum, toothpaste and breath mints which have artificial sweeteners can also harm our pets?

Also be aware that some substances don't have to be eaten to hurt our loved ones.

If you have a bird, never use teflon-coated pots and pans, since they emit polytetrafluoroethylene (PFTE) fumes when overheated.

If you spray poison inside or outside your home to control insects, be extra careful if you have a pet. Remember, their noses are often at the right height to breathe in the spray fumes. If you spray inside, put them in another part of the house or in the garage until the fumes have dissipated.

The same goes for inside painting, carpet cleaning or using cleaning solutions. Air out the room or space before allowing your pet (or yourself) back into it.

For more information, just do an internet search on pet poisons or household toxins for pets.

## Discourage Thieves

If you see a prowler, notice criminal activity or hear something which makes you feel unsafe, call 9-1-1. Here are some other tips.

- 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.

### **Suspicious Activity Email Alerts Available**

One of our neighbors, Alex McDonald has set up an early alert email service to share information of suspicious or criminal activity in the area. If you are interested in receiving these alerts or alerting others to any concerns based on what you are seeing and hearing, let Jennifer Suemnicht from Morris Management know, 425-283-5858 ext 104, [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com).

# Trail Tales Bulletin Board

## Interested in Neighborhood Classifieds?

*Would you like to post information about something you have for sale or a babysitting service you would like to offer your neighbors? Would you like to have a place where you can offer reviews and recommendations of contractor services you have used? Submit it to Trail Tales for posting consideration on our newsletter and website bulletin board.*

*Let us know by emailing*

*Jennifer Suemnicht from Morris Management*

*[jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com)*

*All items submitted for posted will be evaluated for appropriateness.*

*Posting guidelines are under development.*

## 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.

## Neighborhood Entrance Landscaping

New landscaping is in progress. Let us know if you notice the difference.

## Got Online Design Skills?

We're looking for someone to update and manage our Pioneer Trails website. If you have the interest, skills and time, let Jennifer Suemnicht from Morris Management know, 425-283-5858 ext 104, [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com).

## 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.*

## Newsletter Editor and Writers Needed

We're looking for an editor and writers to help us transition to the new online newsletter. You can be part of keeping us all informed, if you love to write or enjoy laying out a newsletter. Consider volunteering to help with Trail Tales. The seasonal publication provides important information to homeowners and updates on the Pioneer Trails Homeowner Association meetings and events. Just let Jennifer Suemnicht from Morris Management know, 425-283-5858 ext 104, [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com).

# Pet Danger: Avoid Household Poisons

Many substances available around your home can be deadly for your cat or dog. Here are some of the most common household pet poisons to avoid laying around where your curious feline or puppy can get to them. If you suspect your pet has ingested any of them, call the vet immediately.

Chocolate can cause seizures in your dog or cat. The darker the chocolate, the more dangerous it is, because of higher levels of methylxanthine. Symptoms of chocolate poisoning can be vomiting, diarrhea, or irregular heart rhythms.

Use the same rule for your medicines around your pets as you would if you had small children around. Tylenol or any medication with acetaminophen can damage your dog's liver and be fatal for your cat. Other pain-killers can also be deadly, like ibuprofen and naproxen. And keep your cold and allergy meds, antidepressants and any cardiac medications out-of-reach, as well!

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## **Pioneer Trails Homeowners Association**

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

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