



Here are your Board candidates

Pioneer Trails homeowners, Chris Kern, Jan Edgeworth, and Andy Hamack have submitted their names for consideration for the Pioneer Trails Board of Directors. The current Board is very excited in their interest to help and hope that all homeowners will take the time to vote.

All voting will be completed on a proxy ballot (enclosed). Only those proxy ballots delivered or postmarked on or before January 20, 2009 will be valid.

All voters and candidates must be active members of the PTHA as stated in the PTHA by-laws. Active members are the legal owners of property within PTHA who are current on their dues. When more than one person holds an interest in any lot, only one vote can be cast with respect to any lot.

The Board of Directors will consist of a minimum of four (4) and a maximum of seven (7) members as stated in the PTHA bylaws. Each position is a two (2) year term, with alternating term years. The reason behind the alternating terms is to have experienced Board Members to mentor new Board Members. There are four (4) positions open for 2009.

Please see the Proxy Ballot form for our candidates' biographies and mailing address.

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2009 Elections Schedule



January 20, 2009 Proxy ballots due. Postmarked by this date.

February 12, 2009 Annual meeting. New Board members announced.

Thank you for voting!

2009 Homeowner Dues

This is just a reminder to pay your 2009 homeowner dues promptly to avoid any late payment fees. If you have not received it or need another copy, please contact Morris Management immediately.



BOARD MEETINGS

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- February 12, 2009

Calendar of Events:

- Feb. 12 Annual Meeting
- Apr. 25 Garage Sale
- Sept. 26 Garage Sale

Continuation of Board Meeting Minutes 11.3.08

Due to some technical difficulties and most likely “operator” error, part of the Nov. 3, 2008 Board Meeting minutes were not published in the Nov/Dec Trail Tales. Here is the remainder of those meeting minutes.

Finished Business:

Benches. 3 benches were installed in the park. Thank you John Torpey & Kevin Holden.

Board Nomination Clarification. 4 new volunteers needed. After volunteers are voted in, Board positions are mutually accepted.

Board Meeting Dates. Jan. 5 – Meet the Candidates & Feb. 12 – Annual Meeting. (Confirm dates with church.)

Homeowners’ Comments & Concerns:

Is there any jurisdiction on vehicle parking on the street? Yes, if it’s a recreational vehicle, etc. See CC&R’s. Yes to all vehicles on private roads.

Graffiti are on the garbage cans by Trail Lake and the tennis courts. All graffiti should be photographed and sent to the Sheriff. Sometimes graffiti is gang-related. One homeowner volunteered to try and remove the graffiti.

Were rhodies pruned by the entrance? Yes, the landscaper did it.

What can we do about the speeding vehicles down 125th and 122nd? Andy H. will talk to a traffic deputy he knows about the situation.

Please remind the landscaper that they cannot have their debris go into our lakes. Jim B. will remind them.

Meeting adjourned at 8:38 p.m., Silver Lake Baptist Church, Everett, WA.

Respectfully submitted by Dianne Ohori, Secretary, Pioneer Trails Homeowners Assoc.

Board Meeting Minutes 1.5.09 “Draft”

Meeting called to order at 7:06 p.m

Date: January 5, 2009

Presiding officer: John Torpey

Quorum established: Andy Hamack, David Sant, Brenda Ferguson, & Dianne Ohori

Members present: 4 homeowners

MMI present: Unavailable

Purpose: Purpose of the Board of Directors is to make decisions that impact all homeowners.

Minutes: November 3, 2008 Board of Directors Meeting Minutes. **MSA.**

Treasurer’s Report: Oct – Nov ‘08 Financial Report was presented. Income & expenses are on track for the year. **MSA.**

Morris Management (MMI)’s Report: Will be available next meeting.

Committee Reports:

Election Committee: 3 Board candidates in the election. Elected candidates will be announced at annual meeting on February 12, 2009.

Unfinished Business:

Lake-side signs. Board is considering moving signs rather than maintaining them unless there is a volunteer prepared to paint them.

Finished Business:

Director & Office Insurance Policy. These were renewed on January 1, 2009.

Homeowners' Comments & Concerns:

Exterior Christmas lights and decorations are to be removed by January 31, 2009.

Brenda will submit Snohomish Conservation District plant sale info to Trail Tales.

Courier packages left at a homeowner's front door were taken in December. One of the empty boxes was found by the large lake. BlockWatch Alert Reports that are available via email are very informative. Any homeowner interested in being on the email list should contact their BlockWatch Captain or Kim Vik.

Are there any bylaws against running a business out of your home? There may be some issues that violate the CC&Rs as a result of running a business. CC&Rs should be reviewed.

Meeting adjourned at 7:35 p.m., Silver Lake Baptist Church, Everett, WA.

Respectfully submitted by Dianne Ohori, Secretary, Pioneer Trails Homeowners Assoc.

Treasurer's Report (October - November 2008)

	<u>October</u>	<u>November</u>	<u>YTD</u>
INCOME	820	(1,539)	127,364
EXPENSES			
Utilities Expense	663	55	4,426
Maintenance Expense	8,036	60	58,467
Administrative Expense	3,110	2,981	36,427
Total Operating Expenses	<u>11,809</u>	<u>3,096</u>	<u>99,320</u>
NET INCOME	<u>(10,989)</u>	<u>(4,635)</u>	<u>28,044</u>
Net Income Related to Road Fund	0	0	2,928
Net Income Related to General Fund	(10,989)	(4,635)	25,116

Miscellaneous

•Snohomish Conservation District Tree & Shrub Sale

March 6 (10 a.m.) to March 7 (3:30 p.m.) at Monroe Fairgrounds. For more info, please visit www.snohomishcd.org/plant-sale.

•Lake-side Signs

Anyone interested in helping maintain (i.e. paint) the lake-side signs that are located near the south entrance of Pioneer Trails? If not, the PTHA Board is considering their removal. If you have any thoughts or concerns about this matter, please contact us.

•Lights out!

Exterior Christmas lights and decorations must be taken down by January 31, 2009.



**Pioneer Trails
Homeowners Association**

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

PRESORT STD
US POSTAGE
PAID
PERMIT NO. 421
EVERETT, WA

Please vote by January 24,

Annual Meeting: February 12, 2009

2008 Board of Directors

President: Stephen Booth Treasurer: David Sant
Vice-President: John Torpey Secretary: Dianne Otori
Members At Large: Andy Hamack & Brenda Ferguson

Committee	Chair	Committee	Chair
Architectural Control	Committee	Bridges, Benches, Signs	John Alberti
Covenant Enforcement	Committee	Easter Egg Hunt	MaryAnn Elbert
Fountains & Lights	Ken Bemis	Lakes, Ponds, Swale	
Maintenance Contracts	Kevin Holden	Newsletter	Dianne Otori
Paint Approval	Judy Kimball	Recreation	Doug Desharnais
Security	Kim Vik	Trail Repair	
Tree Removal	Ken Bemis		

Morris Management's Contact Info

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

3 WAY TO CONTACT US

1. Call us at: 425.283.5858 x118
2. Email us at pthoa@pioneer-trails.org
3. Attend a Board Meeting. We'd love to see you!

• Tel: 425.283.5858 x118 • Email: jbaska@morrismanagement.com