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Summer is almost here ... we hope!!! Time to get to know your neighbors!!

As part of an effort to promote a sense of community within Pioneer Trails a suggestion has been made that we have a “Community BBQ” where everyone can welcome summer while getting to know their neighbors, and possibly some new people throughout the development you wouldn’t normally have a chance to meet. This is also a good time to get to know your board members– maybe even have them man the grills!

The Association is proposing a potluck. PTHOA would supply hamburgers and hotdogs (maybe some veggie burgers) buns and drinks, and the rest of the dishes would be supplied by the other homeowners. Categories such as desserts, sides, and salads can be split up into groups according to the first letter of their last name.

Games for kids and adults that can be played in the areas around the ball fields and Trail Lake could be another fun way to get to know one another. I’m sure we have a number of owners with BBQ grills that would be willing to help by either manning a grill or providing one for others to use.

- If this sounds like fun
- If you have a game or a dish, or an idea for either
- Certainly, if you are willing to organize, cook, or bring a dish or a game

We want to hear from you!

We welcome your ideas and comments and look forward to hearing from you. You can reach us by phone – call 425 283-5858 ext. 104 and ask for Jen or e-mail her at jsuemnicht@morrismangement.com

BOARD MEETINGS

MEETING LOCATION:

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

MEETING TIME:

7 - 8:30 p.m.

MEETING DATES:

June 14

Sept. 13

Nov. 8

A big “THANK YOU” to Jenn Lindal & family...

Thank you to Jenn Lindal and the Lindal family not only for organizing this year’s fantastic Easter Egg Hunt, but also for stuffing all those little plastic eggs with the treats your little ones brought home to share with you! To give you an idea of how much work that was – just the oldest group of kids alone searched for 365 eggs!!! Jenn also provided the solid white and milk chocolate bunnies to the kids who found a “prize egg” in each age group.

Thank you also goes to all of the other volunteers who helped to make the event a true success!!!

Block Watch Advisory

In light of some recent reports of incidents in and around Pioneer Trails together with the summer weather we hope to see soon; here are a few things to keep in mind:

Be sure to have a trusted neighbor or friend watch your house when you're gone. They can pick up your mail, newspaper and any handouts left at your door so your house doesn't look unoccupied. They can also turn lights inside and outside your home on/off throughout the day to make it look like you are still there. If you are planning to take an extended trip it is a good idea to ask a friend or neighbor to at least mow the front lawn.

Put any valuables out of view. This could be anything from electronics to financial statements. A safe or locked file cabinet may be a good place to put items that could compromise your identity.

If you have an alarm system, make sure that it is on and a neighbor has the code and access. Also alert the alarm company your neighbor is authorized to clear a false alarm.

Do not mention any plans to be away from your home on personal blogs and/or social networking sites, etc.

Be sure your sliding glass door has a strong lock and or that you use a "Charlie Bar" to secure it. If you have a gate to your backyard be sure it is locked and that no one can open it from the front..

Of course, always call 911 immediately if you see any suspicious activity in the community.



Scoop, Bag, Trash & Leash

Please carry poop bags with you and pick up your pet's waste. Not only because it's courteous to our fellow homeowners, but also because it's a community rule and County law. 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. There is a \$250 fine for dogs off leash in non-designated areas. This includes dogs not secured on the owner's property while outdoors.

Please be respectful of all homeowners by keeping your dogs leashed and scooping their poop!



RVs, Trailers, Boats, & Sports Equipment

If you have or will be storing a recreational vehicle, trailer, boat, or other large sports equipment- please be respectful of your neighbors & community.

These items are generally permitted to be parked in view of the street 24 hours prior to, and immediately following your trip for loading & unloading purposes, and only on an occasional basis. "Occasional" being defined as a maximum of 2 times per month.

Knowing that emergencies happen & exceptions may need to be made, all exceptions must be approved in advance by the Architectural Control Committee. More information on this topic can be found on our website.

Planning on Making Changes to Your Home?

Painting, roofing, or remodeling???

Don't forget you are required to submit an Architectural Control Form before beginning any work on your home. PTHOA approval is required PRIOR to starting your project regardless of using preapproved materials or repainting your home the same color.

If you have plans to do remodeling involving PODS or any other on-site storage please submit a form as well. Violation notices will be sent if your form has not been received.

Architectural Control Forms are available on the website at www.pioneer-trails.org or by calling 425.283.5858 x104

Trail Lake and Pioneer Lake Algae Bloom

The board contracted to have both lakes treated for the recent algae bloom. They have now been treated and we should see results within the next couple of weeks.

Volunteer Opportunities

There are many ways to get involved in your community! All positions are volunteer, including the Board of Directors. The following items are only a few of the opportunities available for members of the Pioneer Trails Homeowners Association.

1. **Trails and trail repair:** This person or persons would bring any repairs or improvements needed to the Board's attention. This person may also be involved in the project (with the help of a board member and our management company) doing anything from obtaining bids through the conclusion of the project. If you have paving experience or are willing to learn this may be a good job for you.
2. **Volunteer coordinator:** Sometimes there are special projects that just require volunteers. If you think you would be interested in working with the Board to create projects, make phone calls and coordinate other volunteers and/or Board members working on the various projects, this might be the spot for you! In the past we've had clean-up days, painting parties and playground work parties. These all require someone to coordinate all the behind the scenes tasks, as well.
3. **Trail Tales Newsletter Editor:** Are you good on the computer and enjoy some creativity? Then this is the job for you! This position involves writing articles, topic ideas, editing submitted articles and working with our representative at Morris Management to coordinate the finished product.

Coyotes in Pioneer Trails



We have still been getting a few reports of coyote activity in the development; particularly in the south side greenbelt adjacent to Archbishop Murphy High School. They travel between the southeast corner by the ball field and the southwest corner of the greenbelt behind the private road loop at 127th Place SE. This is the same area where one of our gardeners was stalked and pursued by two coyotes.

(continued on next page)

Coyotes in Pioneer Trails (continued)

These coyotes are aggressive and must be considered dangerous to small pets and children. Most recently coyotes got a small dog from an unfenced yard on 42nd Dr. S.E. in the southeast corner of Pioneer Trails. There have also been reports of 2 cats lost to coyotes on the greenbelt east of 42nd Dr. S.E.

- People living along the length of the south greenbelt should be particularly cautious.
- Children should be accompanied by an adult.
- Even dogs tethered in the yard are at risk.
- Keep all food, including pet food, indoors. Coyotes have a keen sense of smell and are drawn to any food or food waste left outdoors.
- Bird feeders are also a problem because seed drops on the ground attracting rodents, which in turn attract coyotes.

If find you are confronted by a coyote pick up your child or pet and **do not run or turn around**. Running activates the chase instinct. Instead, make a lot of noise and throw objects at the animal if you can. The idea is to make yourself big and imposing to frighten it. Then back away slowly until you are certain the animal is gone.

The Board has retained Matt Stevens, a professional with the Department of Agriculture's Wildlife Management Service, to help remove the coyotes. As yet one large male has already been trapped and removed. Matt feels the coyotes will continue looking for new habitat as land is further developed in the areas surrounding P.T. and that some animals may be coming from the large wooded areas northeast of 116th Street and hunting through the greenbelt areas at Pioneer Trails. Please report all sightings to your PTHOA by phone 425-283-5858 or email pthoa@pioneer-trails.org.

4th of July Fireworks Safety. Please Be Safe.

The Office of the County Fire Marshal encourages using extreme caution when using fireworks:

- Consider attending a Public Display, letting the professionals do the work!
- Know the regulations in your jurisdiction regarding legal discharge times
- Always read and follow label directions
- Have an adult present
- Always have water handy. A garden hose and a bucket
- Light only ONE firework at a time
- Never re-light a "dud"
- Do not give fireworks to small children
- Never throw or point fireworks at other people
- Stay away from illegal explosives.



"Illegal Explosive Devices" cause 90% of all fireworks related fires in the State of Washington. They are also the major contributing factor to fireworks related property loss and bodily injuries.

You can.....

Remind children and teens that **only class C fireworks** can be discharged **and only on the Fourth of July**. In past years the lakes have been littered and fish killed from explosives thrown into the lakes for several days before and after the Fourth.

If you celebrate in the neighborhood, remember to pick up after yourself. In past years large amounts of garbage has been left around and in Trail Lake as well as in the streets.

Please be respectful of our common areas and your neighbors as we celebrate in different ways!

Homeowners Forum

This section of the Trail Tales is named the Homeowners Forum, and as is customary in our Board meetings, the purpose of this forum is to give homeowners a voice and hopefully to answer some of the questions that have come to our attention. Often the answer can be found by referring to the Pioneer-Trail.org website.

The PTHOA Board receives a number of questions and or concerns about covenants and guidelines and how they affect us, our neighbors, and the community as a whole. There are of course other matters that may be brought to the Board's attention as well, and every effort to provide answers in a timely manner will be made by your Board.



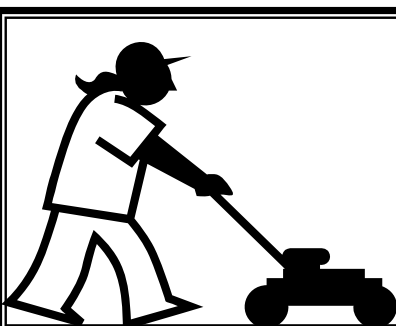
One concern recently from a homeowner was regarding the use of remote-controlled model boats in the lakes and ponds. By referring to the menu on the Pioneer Trails website home page and selecting **Regulations and Policies**, a homeowner can find the **Guidelines and Restrictions for Lakes and Ponds** under the heading **Usage Policy for Recreational Facilities**. The question was whether this type of boat was allowed in our lakes and in fact hobby or remote electrical boats are specifically mentioned as an approved use of the lake.

Another request had to do with children playing in the streets with small orange cones set up to alert drivers as they approached the cul de sac. While there doesn't appear to be a covenant or restriction that refers to this specifically, parents should be encouraged to caution their children about the danger of playing in the street. Pioneer Trails, with ball fields, tennis court, basketball court and playgrounds, has a number of recreational facilities and areas for children to play. However, with summer upon us there will be children out of school and drivers must be on the alert for children and pets that may be in the street.

Landscape maintenance or the lack of maintenance comes up frequently. As homeowners we all have an investment in this community and we are all impacted when homeowners allow their property to become an eyesore by neglecting the maintenance and upkeep of homes and landscaping. Pioneer Trails has a reputation as a community with strong covenants and good enforcement and this is one of the reasons many of us bought homes here. Occasionally there are homes where the owner refuses to comply with the covenants and there is a procedure for addressing this. PTHOA has a Covenant Enforcement Committee that will follow up on complaints. The complaint should be filed with a Covenant Compliance Request form available from the pioneer-trail.org website or by mail if requested by phone at 425 283-5858, ext.104 or by mail at Pioneer Trails Homeowners Association, c/o Morris Management, Inc. 325 - 118th Avenue SE, Suite 204, Bellevue, WA 98005.

Additionally, we have a request to allow homeowners to submit Covenant Compliance Forms via e-mail.

This will be taken up at our next Board Meeting, June 14th. We hope to see you there.



Lot Maintenance

This is a great time of year to enjoy the outdoors and giving your yard a "spring cleaning". Whether it be weeding flowerbeds, trimming up shrubbery growing over the sidewalk/street or cleaning driveways and pathways. A little TLC now will make for a lot less work later; *and* keep the neighborhood looking beautiful!

Pioneer Trails Homeowner Association

Board Meeting Agenda

Tuesday, June 14th, 2011 (7pm)

Location: Silver Lake Baptist Church, 12918 35th Ave SE, Everett, WA 98208



<i>Homeowners Forum (7:00-7:10)</i>	
<i>Call Board Meeting to Order / Establish Quorum (7:10)</i> <i>Approve Prior Meeting Minutes (7:10 – 7:15)</i> February 27, 2011 - Board Organizational Meeting April 12, 2011 - Board Meeting	<p style="text-align: right;">Jim Addington, President</p> <p style="text-align: right;">Maury Chamberlain, Secretary</p>
<i>Treasurer's Report (7:15 – 7:25)</i>	<p style="text-align: right;">Bruce Meaker, Treasurer</p>
<i>Committee Reports (7:25 – 7:45)</i> Covenant Enforcement – Garth Williams Architectural Control – Garth Williams	
<i>Manager's Report (7:45 – 7:50)</i>	<p style="text-align: right;">Morris Management, Inc. (MMI) <i>Jennifer Suemnicht</i></p>
<i>Unfinished Business (7:50-8:30)</i> Beaver & Coyote update Spring Haven Development Update Board policy and plans Newsletter communications with the homeowners Call for support for projects or committees.	
<i>New Business (8:30 – 9:00)</i> Ratify any decisions made between meetings Algae treatment to both ponds \$1,000 Upcoming Meeting(s): September 13, 2011 – Board Meeting November 8, 2011 – Board Meeting	
Adjourn (9:00)	
<i>Executive Session (if determined by the Board to be needed)</i>	

Pioneer Trails Homeowners Association

MINUTES – “DRAFT”

Board of Directors Meeting Minutes

Homeowners Forum: 7:02 pm

Meeting called to order at 7:14 pm

Date: April 12, 2011

Presiding Officer: Jim Addington
Quorum established: Bruce Meaker, Maury Chamberlain
Members present: 7 homeowners present.
MMI present: Jennifer Suemnicht.

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

Minutes: November 1, 2010 and January 10, 2011 Meeting Minutes were approved by unanimous written consent of the former board.

Treasurer’s Report: Bruce Meaker reviewed the Financial Statements as of March 31, 2011

Committee Reports:

- Covenant Enforcement: No actions to report.
- Architectural Report: No actions to report.

Morris Management: Managers Report received and reviewed by Board.

- The Board voted to continue with AcquaTechnex for pond water maintenance

Unfinished Business:

- Beaver and Coyote update: Beaver damage noted to tree at Swale Trail close to large pond. No action at this time. Board has contracted for coyote removal.
- Spring Haven Development Update: Tabled – no update at this time.

New Business:

- Plans for upcoming events:
 - Easter egg hunt set for April 23, with Jenn Lindal organizing.
 - Spring Cleanup / Earth Day April 22
 - Garage Sale April 30, Jennifer Suemnicht from MMI will place ads.
- Newsletter: Will continue with Morris Management preparing the Trail Tales. Board to provide content and Maury Chamberlain will coordinate until an editor is found. Cut-off for submitting content for review is 5/23; mailing planned for 6/1, prior to the next Board Meeting.
- Support for committees and projects: Homeowners list and spreadsheet for matching volunteers with committees and projects is needed.
- Maury Chamberlain appointed to secretary position and approved by unanimous written consent of the Board.
- Contract for capturing and removing coyotes from development was signed and approved.

Executive Session: 8:35 pm – 9:15 pm

Meeting Adjourned: 9:15 pm

Next meeting:

June 14, 2011. Silver Lake Baptist Church @ 7:00 pm.

Respectfully Submitted,
Maury Chamberlain, Secretary

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: June 14, 2011

2011 Board of Directors

President: Jim Addington *Vice-President:* Garth Williams
Secretary: Maury Chamberlain *Treasurer:* Bruce Meaker
Member At Large: Dave Woodson

<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
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

Morris Management's Contact Info

Pioneer Trails Homeowners Association
c/o: Jennifer Suemnicht, CMCA
Morris Management, Inc., AAMC

325 – 118th Avenue SE, Suite 204 • Bellevue, WA 98005

• Tel: 425.283.5858 x104 • Email: jsuemnicht@morrismanagement.com