



# Trail Tales

## *Message From The PTHOA Board . . . . .*

**Inside this issue:**

<i>Message From Board</i>	1
<i>Election Dates</i>	1
<i>Board Candidate Bio</i>	2
<i>Meeting Agenda</i>	2
<i>January Gardening Tips</i>	3
<i>Meeting Minutes</i>	3
<i>Contact Us</i>	4

<i>Proxy Ballot</i>	<i>Insert</i>
---------------------	---------------

Happy New Year!!! We are looking forward to a bright 2010. January is election time in Pioneer Trails. This year the ballot deadline is January 19th. Please mark your ballot and return it to Morris Management. One candidate, Bonnie Foti, has come forward to run for a Board position. The Board is very excited about her interest in helping and hope that all homeowners take the time to vote.

All voting will be completed by mail on a proxy ballot. Proxy ballots must be postmarked on or before January 19, 2010 to be valid. Any ballots postmarked after January 19, 2010 or delivered in any other method will not be valid. All voters and candidates must be active members of PTHOA as stated in the bylaws. Active members are the legal owners of property within PTHOA 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 goals of the Pioneer Trails Homeowners Association are to:***

- *Preserve desirability and property values*
- *Manage the care and maintenance of community assets*

It is important to have a working Board to oversee our management company and to make decisions that are important to our community. The Board of Directors consists of a minimum of 3 and a maximum of 7 members as stated in the PTHOA bylaws. Each position is a two year term, with alternating terms. Please see the proxy ballot form for Bonnie's biography.



*"Be always at war with your vices,  
At peace with your neighbors,  
And let each New Year find you a better man."  
-Benjamin Franklin*

**BOARD MEETINGS**

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- Feb 11, 2010  
(Annual & Board Meetings)

## *Election Dates To Remember . . . . .*

- |                   |   |
|-------------------|---|
| January 19, 2010  | • Ballots due. Postmarked by this date.           |
| February 11, 2010 | • Annual Meeting.<br>New Board Members announced. |



## ***Board Candidate Biography . . . . .***

### **Introducing: BONNIE FOTI**

My name is Bonnie Foti and I am running for a position on the Pioneer Trails Homeowners' Association Board. For over 15 years, my husband, Joe, and I have been enjoying our community and neighbors and, in particular, using our playgrounds and trails with our three grandchildren.

In past years, I have served as an education board member for St. Catherine Catholic School and as Treasurer of the St. Sabina Parish Women's Association. I am employed with Perkins Coie Law Firm, having over 28 years' experience as a registered senior paralegal and focusing on estate, trust & guardianship administration, estate & gift tax preparation, Superior Court representation and real estate matters.

I have enthusiasm to want to continue to keep Pioneer Trails a viable and a well-maintained development so that it remains to be the desirable community that we know it to be, and I ask for your vote and support.

*Bonnie Foti*

## ***Proposed Agenda for Feb. 11, 2010 Annual & Board Meetings. .***

7:00 p.m. - Annual Homeowners' Meeting & Homeowners' Forum

7:20 p.m. - Board Meeting

- Committee Reports: Election Committee - Results
- Unfinished Business: Covenant Enforcement Revision  
Encroachments - Update  
Entrance Sign - Update  
Beaver Dam - Update
- New Business: TBA



## ***January Gardening Tips . . . . .***

January is a good time of year to:

- trim those trees and shrubs. Most trees and shrubs benefit from annual pruning and the new growth will be more manageable in the spring time. Take a look around your yard . . . Maybe a little pruning will give your yard a fresher look!
- sharpen those hand tools (makes your pruning job easier!)
- rake leaves and pull obvious weeds.
- plant bare-root trees and shrubs once the ground is well-thawed.
- prune deciduous fruit trees and roses.



*Happy Gardening!*

# ***Board of Directors’ Jan. 4, 2010 Meeting Minutes (draft) . . . . .***

**Homeowners Forum 7:06 – 7:14**

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

Date: January 4, 2010

Presiding Officer: John Torpey

Quorum established: Brenda Ferguson, Jan Edgeworth, and Andy Hamack

Members present: Eight homeowners present.

MMI present: Jennifer Suemnicht



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

**Minutes:** November 2, 2009 Meeting Minutes reviewed. Brenda Ferguson made a motion to accept the Meeting Minutes. Andy Hamack seconded the motion. **MSA**

**Treasurer’s Report:** Jennifer Suemnicht explained the income and expenditures as of November 30, 2009.

**Committee Report:** Election Committee – Brenda Ferguson will work with Dianne Ohori to get the ballots in the next newsletter. Ballots must be postmarked by January 19, 2010.

**Morris Management (MMI)’s Report:**

Architectural Review: For the period of November 1, 2009 through December 12, 2009 requests for the following were approved: 1 roof replacement

Monthly inspection was conducted on December 15, 2009.

Board to receive copy of Property Report from Northwest Gardener, Inc.

**Unfinished Business:**

- Brenda Ferguson discussed the proposed Covenant Enforcement Process. It is still under review as the Board considers feedback.

- Jan Edgeworth gave update on entrance signs and monument fence replacement. The Board is reviewing the budget for this project and the timeline.

- Encroachment issues: One still pending. Morris Management to send letter.

**New Business:**

Meet the Candidates: Bonnie Foti spoke of her desire to contribute to the neighborhood by running for a Board position.

**Upcoming Events:**

2010 Elections – Ballots due (postmarked by) January 19, 2010.

**Next meeting:**

Annual Meeting Thursday February 11, 2010 at Silver Lake Baptist Church at 7:00 p.m. New Board for 2010 will be introduced.

**Adjournment:** 8:02 p.m

Respectfully Submitted,

Jan Edgeworth, Secretary

**\*\*\*\*\* REMINDER \*\*\*\*\***

*Christmas lights and decorations must be removed from the yard and exterior of your homes by January 31, 2010 according to your CC&Rs.*

**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

Annual & Board Meetings:

---

February 11, 2010

---

---

## **2009 Board of Directors**

President: Chris Kern • Vice-President: John Torpey • Treasurer: Erin Broxson  
Secretary: Jan Edgeworth

Members At Large: Andy Hamack & Brenda Ferguson

<b>Committee</b>	<b>Chair</b>	<b>Committee</b>	<b>Chair</b>
Architectural Control	Committee	Bridges, Benches, Signs	John Alberti
Covenant Enforcement	Committee	Easter Egg Hunt	Jenn Lindal
Elections	Brenda F. & Andy H.	Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale		Maintenance Contracts	
Newsletter	Dianne Ohoi	Paint Approval	Judy Kimball
Recreation	Doug Desharnais	Security	
Trail Repair		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!

### **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)