



Inside this issue:

<i>2010 Board</i>	1
<i>New P.T. Resident</i>	1
<i>BlockWatch Corner</i>	2
<i>MMI Fees</i>	2
<i>Scoop, Bag, Trash . . .</i>	2
<i>Spring Haven Dev.</i>	2
<i>Changes to your Home</i>	3
<i>Lot Maintenance</i>	3
<i>Volunteers Needed</i>	3
<i>Meeting Minutes</i>	4
<i>Proposed Agenda</i>	5
<i>Treasurer's Report</i>	5
<i>ACC Forms</i>	6-7
<i>Contact Us</i>	8

2010 Board of Directors Announcement.

The 2010 Board of Directors are:

President:	Chris Kern	Treasurer:	OPEN
Vice-President:	Bonnie Foti	Secretary:	Jan Edgeworth
Member At Large:	Andy Hamack		

Thank you to all the homeowners who took the time to vote. We welcome Bonnie who is new to the Board. Currently there is no Treasurer, but if you are interested in the position, please contact Jennifer Suemnicht of Morris Management. The 2010 Board of Directors look forward to serving the community.

New P.T. Resident

A beaver has decided to start building his home in Pioneer Trails. He is in the process of building a dam on the south side of 127th place, near where the trail crosses the road. He has already knocked down some trees and the dam is taking shape, with the water about 1 foot deep. The dam itself is irregularly shaped and 58 feet long, built around the three large culverts that drain the lakes and surrounding areas. He has apparently come from the wetlands that extend to 35th Avenue SE. It is likely that there are other beavers there, as it is a good habitat for them.



What do we do about it? The Association hired a biologist from Adopt-a-Stream to review the situation and make some recommendations. Right now there is no particular impact, although if the beaver is successful in building a higher dam we could see some flooding of the trail between 125th and 127th. If the trail is flooded we could elevate it to get it out of the water. Another option is to have the beaver trapped. The downside of this is that sooner or later another beaver would likely take up residence in the same place. Another possibility is to install a "pond leveler" that would prevent the water from getting any deeper, even if the beaver builds the dam higher. The mitigation options, including raising the trail, are expensive. The biologist believes we should just wait and see what happens. A predicted dry summer and sparse runoff may send the beaver to a better location and the issue would solve itself. . . . continued on page 3

BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- April 5, 2010
- June 7, 2010
- September 6, 2010
- November 1, 2010

Calendar of Events:

- April 3 Easter Egg Hunt
- April 24 Garage Sale
- Sept. 25 Garage Sale

PIONEER TRAILS GARAGE SALE

Saturday, April 24, 2010 8 - 4 p.m.

BlockWatch Corner

Snohomish County Sheriff's Office is now providing **"Crime Mapping"**.

A big thank you to our County sheriff's Office. This tool was shown at a recent Precinct meeting. Precinct meetings are held monthly to keep the BlockWatch participants informed. We can make a difference in our own neighborhoods by being informed.

Check it out @ <http://sheriff.snoco.org>. Scroll down the page to Crime reports.



Morris Management Fees

Morris Management will NOT increase fees to PTHOA for professional management services for 2010. However, fees already in place that may be incurred by a Seller or Buyer upon the sale or refinance of a Pioneer Trails home have increased by \$25. These are:

- HOA Resale Documentation: \$100.00
- Escrow/Mortgage Questionnaires: \$100.00
- Transfer Fee: \$100.00

For additional information, please contact Jennifer Suemnicht at Morris Management

Scoop, Bag, Trash & Leash

A message from a concerned Pioneer Trails homeowner:

Almost every day before lunch I am on the trails in our neighborhood walking my dog. Recently it has become obvious to me that other people are out walking the trails with their dogs too. I know this not because I see them each day. What I do see is their doo. It doesn't matter if I'm on the trail or walking along the ball field, it is clear that more people are not being courteous enough to scoop after their dogs. On a recent walk across the ball field, it was difficult enough to dodge the piles of goose poop everywhere. Now it's becoming necessary to dodge the piles of dog poop as well.



Please bring bags with you and pick up your pet waste. Not only is it the courteous thing to do, it is also a community rule and County law.

Did you know? Civil fines for unleashed dogs, unlicensed dogs or cats and nuisance barking are \$50 - \$100 per violation. There are no off-leash areas in Pioneer Trails. Please be respectful to all homeowners by keeping your dogs leashed and definitely scooping the poop.

Snohomish County Animal Services 24 Hour Animal Services Hotline: 425.388.3440.

Spring Haven Development.

There is a public hearing scheduled for July 2010 regarding the McNaughton development, Spring Haven, which is adjacent and south of Pioneer Trails. Any interested party can go the Snohomish County Planning Commission website and print a form to file with them to become a party of record. This allows the individual to receive information regarding this project. While a specific hearing date was not given, all parties of record must file their notice 14 days before the scheduled hearing. Anyone interested in keeping the Board and our homeowners up-to-date on the Spring Haven development south of Pioneer Trails? Please contact Morris Management.

Planning on Making Changes to Your Home?

Painting, roofing, or remodeling???



Don't forget to submit those Architectural Control Forms before work gets underway.

PTHOA approval is required BEFORE you start your projects even if using preapproved materials or repainting the same exterior paint color.

If you have plans to do remodeling involving PODS or any other on-site storage, please complete these forms as well. Violation notices will be sent if your forms have not been received.

Architectural Control Forms are available in this newsletter, on the website at www.pioneer-trails.org, and by calling 425.283.5858 x104 and requesting a form.

Lot Maintenance

Some of the biggest issues with management inspections or homeowner complaints regarding covenant violations is lawn maintenance. Now is the time to get that lot in shape for spring and summer. Please clean up those overgrown and weed-filled landscaping beds, trim any shrubbery which is extending onto the sidewalk or street, and tidy up the driveway or sidewalk areas that might have grass, weeds or debris.

New P.T. Resident (continued from page 1)

Additional "beaver activity" has been observed in the swampy area between 125th and 127th. At this point there is no evidence of additional dams being built, although it may be occurring without being visible. This is another "wait and see" item.

Beavers are a protected species so whatever is done must be done through proper channels. The habitat area around the beaver location is also protected, so we cannot disrupt those areas. Typically the protected areas can extend several, if not hundreds, of feet. In the meantime it is interesting to watch the construction of this natural wonder. Please remind your children to look, but not touch, and to stay out of the water and surrounding brushy areas. Hopefully we can coexist without impacting either our neighborhood or the beaver's home.

If you would like to learn more, the websites below are educational.

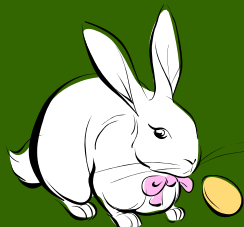
▶ <http://wdfw.wa.gov/wlm/living/beavers.htm>

▶ www.beaversww.org/beaver.html

Volunteers Needed

Treasurer: Your community needs you! Please contact Jennifer Suemnicht at Morris Management on how you can help.

Easter Egg Hunt: Volunteers are needed to help hide eggs at 9:30 a.m. on Saturday, April 3 at the Trail Lake Park. If you're interested in helping, please contact Jenn Lindal at 425.446.0194.



EASTER EGG HUNT

Saturday, April 3, 2010 @ 10 a.m. at Trail Lake Park

Open to our Pioneer Trails children up to 12 years old.

Don't forget your baskets!

Board of Directors Feb. 11 Board Meeting Minutes (draft)

Homeowners Forum 7:05 – 7:17 Meeting called to order at 7:18pm

Date: February 11, 2010
 Presiding Officer: Chris Kern
 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: January 4, 2010 Meeting Minutes reviewed. Andy Hamack made motion to approve the January 4, 2010 Meeting Minutes. Brenda Ferguson seconded the motion. **MSA**

Treasurer's Report: Chris Kern reviewed the Balance Sheet as of January 31, 2010 and Income and Expenditures as of December 31, 2009.

Committee Report: *Election Committee:* 21 proxies received for candidate Bonnie Foti. Bonnie Foti affirmed her agreement with the Standards of Conduct for Board of Directors. Her position will be Vice President. Chris Kern will continue to serve as President, Jan Edgeworth as Secretary and Andy Hamack as Member at Large.

Tennis Court Keys: Contact to be made with Jim Janus to resolve issue of key's not working in the lock.

Morris Management (MMI)'s Report:

Architectural Review: For the period of January 2010, there were no ACC requests approved for roof replacement, exterior painting, deck replacement, new shed or driveway paving. There was one request for tree cutting/trimming.

Monthly inspection was conducted on January 12, 2010.

Charge for management services from Morris Management for PTHOA will not increase for 2010. Some incidental charge associated with the sale of a homeowner's residence will increase. These will be detailed in the next issue of the Trail Tales.

Unfinished Business:

- *Covenant Enforcement Process:* Discussion about policies/procedures. Motion made by Brenda Ferguson to approve the Covenant Compliance Committee Charter subject to any needed revisions to be made by May 1, 2010.

- *Entrance Signs:* 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:* Morris Management has sent letters to 2 property owners whose property abuts Pioneer Trails common area. The area will continue to be monitored periodically by the Board.

- *Beaver Dam:* Chris Kern is researching. Will keep the Board updated.

New Business:

- Treasurer needed or at least a homeowner with a financial background willing to review and advise the Board on selected projects.

- ACC seminar, February 2010: Bonnie Foti and Chris Kern to attend.

- Pond Management : Bonnie Foti made motion to renew contract with Aqua Tech and to spend up to \$2,900 per the budget for related services. Andy Hamack seconded the motion. **MSA.**

- Tennis and basketball court power wash/resurfacing: Discussion tabled until all bids are in.

Upcoming Events:

Neighborhood garage sale April 24, 2010.

Easter Egg Hunt April 3, 2010

Next meeting:

April 5, 2010 to be held at Silver Lake Baptist Church at 7 p.m.

Adjournment: 9:15 p.m.

Respectfully Submitted, Jan Edgeworth, Secretary

TENNIS COURT KEYS!

All tennis court keys should be working now. The lock requires routine lubrication with graphite.

Still having problems? Please contact Morris Management.

Proposed Agenda for Apr. 5 Board Meeting

Unfinished Business:

- Entrance signs: Jan Edgeworth to update status.
- Beaver Dam: Andy Hamack to update status.
- Tennis and basketball courts power wash/resurfacing: Jennifer Suemnicht to update status.



New Business:

- Ratify Board's approval of contract with Adopt A Stream to provide analysis of beaver activity in neighborhood and make recommendations.
- Ratify Board's approval of attorney review of all HOA documents.

Treasurer's Report (Balance Sheet - December 31, 2009)

	Operating Fund	Reserve Fund	Road Fund	Total
<u>Assets</u>				
Cash or CD's	79,033	73,067	69,519	221,619
Receivables	5,421			5,421
Prepays	1,955			1,955
Total Assets	<u>86,409</u>	<u>73,067</u>	<u>69,519</u>	<u>228,995</u>
<u>Liabilities and Fund Balance</u>				
Prepaid Owner Assessments	54,999			54,999
Account Payables	550			550
Total Liabilities (current)	<u>55,549</u>	<u>0</u>	<u>0</u>	<u>55,549</u>
<u>Fund Balance</u>				
Beginning Operating Fund	20,414			20,414
Beginning Reserve Fund		86,489		86,489
Beginning Road Fund			65,898	65,898
2009 Revenues over (under) Expenses	10,446	(13,422)	3,621	645
Total Fund Balance	<u>30,860</u>	<u>73,067</u>	<u>69,519</u>	<u>173,446</u>
Total Liabilities and Fund Balance	<u>86,409</u>	<u>73,067</u>	<u>69,519</u>	<u>228,995</u>

**Pioneer Trails Homeowners Association
Architectural Control Committee
Request for Alterations/ Roofing Form**

Submitted by:

Name: _____ Date: _____

Address: _____ Division: _____

_____ Lot: _____

Phone: _____ Email: _____

We, as homeowners of the above property, request approval for the following alteration(s), addition(s), and/or project(s) to our property:

- We understand that any permits, inspections and/or approvals that may be required for this request by Snohomish County or any other agency are the sole responsibility of the Homeowner.
- We also understand that we must have approval by the ACC prior to starting this request. This request is subject to all the Covenants, Bylaws and Restrictions of PTHOA. Please mail requests to:

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

- **PLAT MAP: Please show location of house, property lines and how this request affects your lot and house.**

Homeowners Signature: _____ Date: _____

▶ This request has been _____ approved.

ACC Member: _____ Date: _____

▶ This request has been _____ denied for the following reason:

Paint Selection Form

Body of House:

The main portion of the house should be a neutral light tone that is in harmony with existing structures. Dark tones and colors are discouraged.

Beige, tan, taupe and white will be approved within three to five days after receipt. All other house body colors will take five to fifteen days for approval, using the following guidelines:

1. A paint chip will be required when submitting a Paint Selection Approval Form. In some cases a larger sample may be required before final approval.
2. Current house paint colors will not set a precedent for future house colors.

Trim & Accent Colors:

Trim and accent colors should blend and complement the color of the main portion of the home, and may include darker tones and colors. A paint chip for trim and accent colors will also be required. Trim could include gutters, window trims, corner boards, or other trim sections of the house. Accents could include front door, shutters or other small parts of the house. Please mail requests to:

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

Submitted by:

Name: _____ Date: _____
Address: _____ Division: _____
_____ Lot: _____
Phone: _____ Email: _____

Body color of house: _____
Trim: _____ Trim Portions: _____
Accent: _____ Accent Portions: _____

• **PAINT CHIP: Please include a paint chip for the body, trim and accent colors.**

Homeowners Signature: _____ Date: _____

▶ This request has been _____ approved.

ACC Member _____ Date: _____

▶ This request has been _____ denied for the following reason:

ACC Member _____ Date: _____

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

Easter Egg Hunt: Sat. April 3, 2010
Next Board Meeting: Mon. April 4, 2010
Garage Sale: Sat. April 24, 2010

2010 Board of Directors

President: Chris Kern *Vice-President:* Bonnie Foti
Secretary: Jan Edgeworth *Treasurer:* OPEN
Member At Large: Andy Hamack

<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	Brenda F. & Andy H.	Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale		Maintenance Contracts	
Newsletter	Dianne Ogori	Paint Approval	Judy Kimball
Recreation	Doug Desharnais	Security	
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: Morris Management, Inc.
325 – 118th Avenue SE, Suite 204
Bellevue, WA 98005

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