



Calling For Board Candidates

We are still seeking to fill open Board positions. We need your help!

It is important to have a working Board to oversee our management company and to help make decisions that are important to our community. If you have a vested interest in your property and community, please consider volunteering some of your time on the Pioneer Trails Board of Directors.

The Board of Directors consists of a minimum of 4 and a maximum of 7 members as stated in the PTHA bylaws. Each position is a two year term, with alternating terms. One year there will be a maximum of 3 positions open, the next a maximum of 4 positions open. The goal is to have experienced Board Members to coach new Board Members.

This coming year, there are 4 positions open. Board positions are determined amongst the new 2009 Board of Directors. If you would like more information, please contact Jim Baska at 425.283.5858 x118 or jbaska@morrismanagement.com.

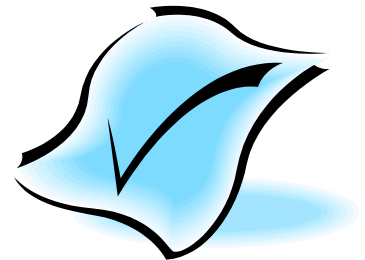
Please send us a brief biography introducing yourself or a fellow homeowner you'd like to nominate by Dec. 31, 2008.

Biographies can be sent to:

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

Email: jbaska@morrismanagement.com

Tel: 425.283.5858 x118



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BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- January 5, 2009
- February 12, 2009

Calendar of Events:

- Jan. 5 Meet the Candidates
- Feb. 12 Annual Meeting

2009 Elections Schedule

- | | |
|-------------------|---|
| December 31, 2008 | Nominations due. Deadline to submit biography. |
| January 5, 2009 | Meet the Candidates at our regular board meeting. |
| January 20, 2009 | Ballots due. Postmarked by this date. |
| February 12, 2009 | Annual meeting. New Board members announced. |

Thank you for your consideration and making a difference!

Block Watch Program - UPDATE

Studies have found that having an active neighborhood Block Watch Program could help reduce the likelihood of burglary up to 60%! This is the reason why setting up a Block Watch Program in our neighborhood is so vital. To date, we have 11 residents that have volunteered to represent their areas, or “blocks”, as Block Watch Captains. We have already met and are working hard to organize our areas. If your area has a “Captain” you have most likely already been contacted by him/her and you are actively in the program. However, there are many areas of Pioneer Trails that are still not represented by a “Captain”. It is our goal to keep crime out of our neighborhood the best we can and in order for our Block Watch Program to work, we need your participation. Please look at the list below and if you are among one of the areas currently not being represented by a “Captain”, please get together with your neighbors and consider electing a “Captain” for your area.

Areas of Pioneer Trails currently NOT represented by a Block Watch Captain:

Division 1: Lots 1-19; Lots 65-77

Division 2: Lots 34-55; Lots 20-23

Division 3: All Lots

Division 5: Lots 1-7; Lots 11-20; Lots 28-37; Lots 48-54

Division 6: Lots 3-18; Lots 29-37

The role of a Block Watch Captain: The role of Block Watch Captain is frequently misunderstood. The “Captain” is NOT the person who is responsible for keeping crime off the block. Being alert to crime and trying to prevent it is **EVERYONE’S** responsibility! The “Captain” is also not responsible for patrolling the area.

The primary function of the “Captain” is to act as a **Communication Link** between the Block Watch members. The responsibilities of the “Captain” may include:

1. Receiving newsletters and distributing them to their block members.
2. Receiving and distributing any special materials such as crime alerts (should they be needed) to their block members.
3. Contacting new neighbors who move onto their “block” to see if they are interested in joining the Block Watch Program and providing them with information.
4. Making sure the communication tree (whether phone or email) is updated with current names and contact information and that all member of the block have the information.
5. Encouraging block members to communicate with one another. It is NOT solely the responsibility of the “Captain” to “spread the word” about crimes, suspicious activity, or other problems that happen on

the block. The “Captain” does need to encourage residents to call others on the block when something happens (the members of the block should all have the updated communication tree).

Set up meetings with the block at least once a year to discuss the program with block members.

Please contact:

Kim Vik

(Pioneer Trails Block Watch Organizer and Security)

Email: vikohana@yahoo.com

if you would like to be a “Captain”

Or

if you want more information

regarding the program, you may also call

Jim Baska

Morris Management

Tel: 283-5858 x118



Budget Ratification Meeting Minutes 11.3.08 (DRAFT)

Meeting called to order at 7:04 p.m.

Date: November 3, 2008

Presiding officer: Steve Booth

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

Members present: 14 homeowners present.

MMI present: Jim Baska

Purpose: Opportunity for Pioneer Trails homeowners to review proposed 2009 budget and ratify the budget for 2009.

Steve explained the process of the meeting.

Dave explained the proposed 2009 budget.

Ratify 2009 approved budget.

Discussion of the ratified 2009 budget.

Questions asked from the homeowners present were:

1. Is there money available for trail repairs? Yes, it is in the reserve fund.

Budget Ratification Meeting Minutes 11.3.08 (DRAFT) continued . . .

2. Is there money set aside to replace downed trees? Yes, under “non-contract landscaping”.

Is there enough money to cover expenses? If not, should we raise dues? The Board did review the possibility of raising dues, but decided against it since we are at 80% of our reserve fund and there is money set aside for unexpected expenses.

Meeting adjourned at 7:12 p.m.

Board Meeting Minutes 11.3.08 (DRAFT)

Meeting called to order at 7:12 p.m.

Date: November 3, 2008

Presiding officer: Steve Booth

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

Members present: 14 homeowners present.

MMI present: Jim Baska

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

Minutes: September 8, 2008 Board of Directors Meeting Minutes. **MSA.**

Treasurer’s Report: Sept. Financial Report was included in the 2009 Operating Fund Budget. There are sufficient revenues to cover operating expenses and contributions towards the reserve fund. **MSA.**

Morris Management (MMI)’s Report:

Boulder project completed on 10.8.08.

Landscape maintenance concerns near lakes, sport court and entrances have been addressed including repair of landscape lighting at north entrance.

Pre-approved roofing material resolution published in Sept. newsletter.

HOA’s can only regulate satellite dishes larger than 1 m. in diameter.

Budget Ratification Meeting notices mailed to homeowners on 10.14.08.

US Bank contacted and interest rate adjusted.

Website was reviewed and recommendations made. Board approved them.

Architectural Review – Sent 9 approval letters.

Monthly community inspections conducted.

Community Activity Report provided to the Board of Directors.

Sept. '08 Financial Report was not published in this issue of Trail Tales. If you would like a copy, please contact Jim Baska at Morris Management.

Committee Reports:

Security Committee: Update on the Block Watch program reported. 11 block captains so far. Many areas still need captains. An “email tree”, much like a “phone tree” is being set up to share information quickly. Any incidents in our neighborhood are being shared with other neighborhoods like Autumn Meadows and Hearthstone. Snohomish County Sheriff’s Dept. has Precinct Partnering meetings that the Committee Chair has attended and information shared to all captains. Call 911 for anything as all calls go to a “bank”. From here, all calls are recorded, sent to the right emergency department, and prioritized.

Covenant Enforcement Committee: The committee has 2 concerns: lot maintenance and the enforcement procedure/penalties for greenbelt clearing. A well written lot maintenance reminder letter was provided. Timing of mailing this letter was discussed. Jim was asked to inquire how other HOAs deal with greenbelt clearing. Brenda will attend the committee’s next meeting to discuss these 2 issues further.

Unfinished Business:

Volunteers needed to paint lake-side signs. Jim will get a price to remove them from the landscaper. Maurine M. offered to paint them in the spring if they have not been removed.

Finished Business:

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

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: January 5, 2009

2008 Board of Directors

President: Stephen Booth *Treasurer:* David Sant
Vice-President: John Torpey *Secretary:* Dianne Ohori
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 Ohori
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