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BlockWatch Update



Thank you to a very alert homeowner who was on the trails during the day and saw a man breaking into a home sometime in August. The Sheriff was called and they were caught. This is a strong reminder that we need to:

- Keep doors & windows locked - being hot & sweaty is better than the alternative.
- Keep an eye on our neighbors & check on those that live alone, are elderly, or are on vacation.
- Keep an eye out & call 911 if you see anything suspicious. Neighbors catch more intruders than the police...we are their eyes & ears.

The Snohomish County Sheriffs department continues it's Partners in Crime Prevention. The program includes a monthly meeting where BlockWatch Captains from developments throughout Snohomish County meet once a month and discuss various topics and provide a question and answer period.

A newsletter is also distributed. This issue is all about gangs: warning signs that a child may be gang-involved, what parents can do to prevent gang associations, and common gang identifiers such as colors, symbols, tattoos and hand signs.

Also distributed is a Gang Awareness Guide. You can access both of these at www.pioneer-trails.org. Other links that maybe helpful are: the Sheriff's website at <http://sheriff.snoco.org>, or an even better link for parents is the Snohomish County Children's Commission at www.wevaluekids.org/gangs.

Entrance Signs & Fences

Over these many years, the Association has been setting aside money for the eventual replacement of the neighborhood entrance signs and monument fences. The condition of these assets is such that the Board is working towards replacement in mid fall. It is important to the Board that those who want to voice an opinion on this project have the opportunity to do so.

Soon, a neighborhood survey will be sent out to all homeowners. The goal of the survey is to help the Board understand if there is a strong preference in the neighborhood for a particular style and/or materials. Photos of entrance signs from other neighborhoods will be included only to help identify some different styles/materials which may be of interest. If there is interest in keeping with the style we already have, we would like to know that too. The Board is researching the feasibility of restoration as an option. A comment section will be included. We are looking forward to hearing from many of you!

BLOCKWATCH COORDINATOR NEEDED!!!

Main duty is coordinating with BlockWatch Captains & Coordinators from neighboring developments through emails.

If interested, please contact Ann Alexander @ Morris Management.

BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- Sept 14, 2009
- Nov 2, 2009
- Jan 4, 2010
- Feb 11, 2010

Calendar of Events:

- Sept. 26 Garage Sale

Volunteers Are Always Welcome

I heard September referred to as the month of starts. Could this be the time to start thinking about running for the Board of Directors for your homeowners association (PTHA) or maybe the time to start a volunteer position in the association?

The Board of Directors consists of a minimum of 3 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. The goal is to have experienced Board members coach newer members. This year (2010) there are 4 positions open. Won't you consider sharing your skills with your neighborhood? Elections are not held until January but now maybe the time to gather that information you have wondered about. What do they do anyway? Why don't they ever seem to get anything done? If you want additional information, please feel free to attend a regular meeting, email a Board member, or call or email Ann Alexander at Morris Management.

Other areas you might be interested in participating are:

- Architectural Control Committee
- Covenant Enforcement Committee
- Security
- Trails
- Signs

Proposed Agenda for Sept. 14 Board Meeting

Committee Reports: Entrance Signs/Monuments Replacement Project (Jan Edgeworth)

Proposed Covenant Revisions (Brenda Ferguson)

Unfinished Business: Lakeside Village planting areas - installation of tree on south side

Archbishop Murphy - call for volunteers in June issue of the Trail Tales

Application of Alum to the lakes

Encroachment issue (John Torpey)

New Business: Handyman Services for common areas

Goals for 2010 - preliminary discussion

Replace posts at trail entrances



Upcoming Events: Neighborhood Garage Sale - Saturday, September 26, 2009 8 a.m. - 4 p.m.

Covenant Compliance in Action

Several years ago a Covenant Enforcement Policy was established for the primary goal to confirm that all homeowners remain responsible & comply with the Pioneer Trails Covenants, Conditions & Restrictions (CCRs) of record by maintaining the integrity & quality of their homes from the day they were purchased. The Pioneer Trails Board of Directors has always continued, through our annual dues, to fulfill its promise to maintain & preserve our community common areas, & homeowners should expect nothing less from our entire community participation. Through our combined efforts of maintaining our homes, lots & common areas, we will keep our development desirable & special for all to enjoy. We live in one of the most beautiful communities in Snohomish County. Let's keep it that way.

While homeowners have always been encouraged when possible to resolve their own problems, there is a process for a homeowner to observe & register a valid violation complaint by completing the Covenant Compliance Request Form (on page 3) or by going through our website complaint form & sending it to Morris Management.

Our current process is slow & difficult to manage by a few committee homeowner volunteers & coordination with a board member. The committee & the Board of Directors are currently working together on improvements to simplify the current process & to confirm & expedite resolution of covenant violations.

Thank you for your recognition & continued support.

Pioneer Trails Board of Directors

Pioneer Trails Homeowners Association Covenant Compliance Request

Alleged violator: _____ Date: _____

Name: _____

Address: _____

Div. _____ Lot _____

Description of alleged violation:

Covenant or policy violated:

Please be assured the information below will be kept confidential unless this matter is taken before a Court of Law. Anonymous complaints will not be since we are unable to determine if you actually live within PTHA boundaries.

Your Name: _____

Your Address: _____

Your Phone: _____

Covenant Compliance Inspection

Inspection: One Two Other _____

Findings:

Date Inspected: _____

Inspected by: _____

Print name: _____

Pioneer Trails
Homeowners Association

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

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Community Garage Sale: Sept. 26, 2009

Next Meeting: Sept. 14, 2009

2009 Board of Directors

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

Secretary: Jan Edgeworth

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	Jenn Lindal
Elections		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 x110
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!

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 x110 • Email: aalexander@morrismanagement.com