



Trail Tales

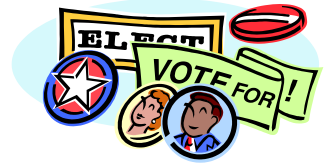
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2009 Board of Directors

The 2009 Board of Directors are:

- President: Chris Kern
- Vice-President: John Torpey
- Secretary: Jan Edgeworth
- Members-At-Large: Andy Hamack & Brenda Ferguson



Thank you to all the homeowners who took the time to vote. The 2009 Board of Directors look forward to serving the community.

Two Board Positions Are Vacant

Treasurer: This position is vacant. We are looking for someone with a financial background. This position will present financial information at our monthly meetings and help with assimilation of the Reserve Study which was conducted last year.

Member at large: This position is a good place to start. You can participate and learn what it takes to run your association and identify where your skills can best be utilized.

There is always more to do than time so your contribution is always welcome. If you have an interest please contact:

pthoa@pioneer-trails.org or Jim Baska at jbaska@morrismangement.com

Message from the President

Thank you to our outgoing Board members:

Steve Booth, David Sant, and Dianne Otori

As a homeowner and a new board member I would like to thank the outgoing board members. They have contributed considerable time and talent to keep the business of our association running. It is because of their commitment and the commitment of other volunteers and previous board members that PTHA has enhanced and protected the value, desirability, and attractiveness of our neighborhood. Thank you,

Chris Kern
PTHA President



BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- March 2
- April 6
- May 4
- June 1
- July 6

Calendar of Events:

- Apr. 11 Easter Egg Hunt
- Apr. 25 Garage Sale
- Sept. 26 Garage Sale

BlockWatch Update

Over the holidays there was an increase in crime activity in our neighborhood and adjacent neighborhoods, mainly vandalism and car prowls. Incidents typically occur during the middle of the night, or during the day when most people are at work or school; however, a home burglary in the Gold Creek neighborhood occurred at night while the homeowners were asleep. It is obvious that the criminals are becoming more bold and brazen as they get more desperate.



Incidents have been logged by your neighborhood BlockWatch team since September 2008 when we initiated the program. Since that time, there have been over 40 incidents. There have been 16 since January 1st alone. These are only the incidents that have been reported to the BlockWatch Captains. Experience has shown that many incidents go entirely unreported, so the actual number of incidents in our area is presumed to be much higher.

As a member of the community it is everyone's responsibility to be watchful and aware of any suspicious activity taking place in the neighborhood. In order to keep our neighborhood safe, we all must be proactive and it is extremely important to report any suspicious activity or incidents. Please make reports to your BlockWatch Captain, or to Kim Vik at vikohana@yahoo.com, if you do not currently have a captain.

► Blockwatch Captains are Still Needed

We are still in need of BlockWatch Captains in our neighborhood. Many people have volunteered to be captains and are doing a great job keeping their blocks organized, but only about 1/3 of Pioneer Trails is represented by a captain. If you currently don't have a BlockWatch Captain, please consider taking on this role for your area. Your only responsibility is to organize about 10 houses in your immediate area (your "block") and become the point-of-contact. As a captain, you will be keeping in contact with your block (incidents will be reported to you) and with the other neighborhood captains. It's very important to have a captain in your area that can help keep the BlockWatch active and well-represented. If you have any questions regarding becoming a BlockWatch Captain, please email Kim Vik at vikohana@yahoo.com.

► Neighborhood E-mail Alert System

An automated e-mail alert system has been set up by one of the BlockWatch Captains. This has been a great communication tool for our neighborhood. When an incident is reported to one of the captains, it is posted on the alert system. The alert system sends out a daily email with information on the latest reported incidents in our area. It is important to note that only **reported** incidents get posted and distributed on the email alert system. You must subscribe to the system in order to get the emails. There is no fee for the service. Please note that the system is currently in a test-stage and will eventually be set up so that it sends an email out only when an incident is reported, instead of on a daily basis. If you would like to subscribe to the automated email alert system, send an email to the following address:

blockwatch@agcomm.net

► What Can You Do?

Keeping crime out of our neighborhood requires a community effort. You can help by being watchful of any suspicious activity or crime and reporting it to your captain and to the authorities. Photos are very helpful. If you see a suspicious car, take a picture of it and the license plate. Some neighbors keep a camera with them when they go walking just in case they see something. Keep a notebook handy in your car or with you so you can jot down license plate numbers, car descriptions, suspect descriptions, or incidents. Keep an eye out for graffiti, vandalism, prowls, solicitors, suspicious or unknown cars parked or cruising the neighborhood, kids loitering, etc. There have been a lot of reports of unknown cars parked near the entrances of our neighborhood with people in them just talking on radios and cell phones. If you see this, get the make and model of the car, a description of the person(s) in the vehicle, where they were parked and a license plate number.

BlockWatch Update (continued)

► Important information that you should be noting include:

Car Make, Model, Color and any unusual markings for features

Car license plate number and state (if out of state)

Descriptions of suspects (people in the car, people soliciting in the neighborhood, etc.)

Location (preferably the address) of the incident, where the car spotted, etc.

Whether the incident was reported to the police (if 911 was called).

It is extremely important to report anything suspicious to your BlockWatch Captain and to call 911. Do not let the lack of information deter you from reporting to your BlockWatch Captain. It may not seem like anything at the time, but you never know if what you see ties in with another incident. Even if you think it's nothing, report it to your BlockWatch Captain anyway. The BlockWatch Captains keep each other informed and the neighborhood BlockWatch Coordinator is keeping a log of all incidents. If you do not have a BlockWatch Captain to report to, please email your report to Kim Vik at vikohana@yahoo.com.

Thank You To Our Volunteers!

Dianne Ohori has agreed to continue as the Trail Tales editor. Thank you Dianne!!! Board members, Committee Chairs, and homeowners can make her job easier by submitting articles or topics for the newsletter.

Proposed Agenda Items for March 2nd Meeting . . .

Old Business:

1. Lakeside Village Signs: The board will decide on the maintenance or removal of these signs. Homeowners' input is encouraged via email or at the March 2nd meeting.

New Business:

1. Reserve Study

A. Define the task at hand

B. Formation of a committee, if so determined, to help assimilate and apply the information provided in the report.

2. Covenant Enforcement



Homeowner Input Needed!

“Lakeside Village at Pioneer Trails” signs: The Board of Directors will be deciding what to do with these signs; remove or maintain. Homeowner input is encouraged. Please give us your input by either emailing us at pthoa@pioneer-trails.org (please include your name and phone number in case we need to contact you) or attend the March 2, 2009 Board meeting to participate in the discussion.

Board of Directors Annual Meeting Minutes

Meeting called to order at 7:07 pm

Date: February 12, 2009
 Presiding officer: John Torpey
 Quorum established: Andy Hamack, and Dianne Otori
 Members present: Five homeowners present.
 MMI present: Jim Baska



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

Minutes: January 5, 2009 Board of Directors Meeting Minutes. **MSA.**

Treasurer's Report: Jim explained the income and expenditures for Dec. **MSA.**

Morris Management (MMI)'s Report:

After 2009 Budget was properly ratified at Budget Ratification meeting held on 11/3/09, Manager had Annual Assessment Statements sent to all homeowners.

Per Board's approval at Nov. Board Meeting, Manager had Dave Yocum make recommended changes/updates to PTHA's website, completed 1/5/09.

Associations' Directors & Officers Insurance policy was renewed on 12/23/09.

Northwest Gardener was contacted & provided estimate to remove 2 small monument signs just inside 125th Place entrance.

Completed and distributed Annual Audit & Tax Return RFP on 1/12/09, forwarded Bid Summary to Board & received their selection on 2/2/09. Selected firm should have Tax Return completed prior to March 15th deadline.

Amendment to PTHA's Management Agreement, increasing the monthly management fee 5% was provided for Board's review and execution.

Architectural Review: 2 roof approval letters sent, no disapproval letters sent, nothing in review.

Month community inspections were conducted on 11/18/08 & 1/28/09. Due to the snow storms, a Site Inspection was not conducted in Dec.

Updated Community Activity Report was provided to the Board of Directors.

Committee Reports:

Election Committee: 43 ballots were mailed in. 42 votes each for Andy Hamack, Chris Kern & Jan Edgeworth. 1 vote for Harry Evanson. John swore in Andy, Chris & Jan as incoming Board members.

Unfinished Business:

Lakeside Village Signs: Board plans to vote to remove these signs at March Board Meeting unless there is a strong response from homeowners not to. Homeowner input will be requested via Trail Tales.

Finished Business:

Board Meetings: Tentative dates for upcoming meetings are: Mar. 2, Apr. 6, May 4, June 1, July 6, & Aug. 3.

Easter Egg Hunt: Mary Ann Elbert will organize the hunt on Saturday, April 11.

Community Garage Sale: Jan Edgeworth will advertise the garage sale through Craig's List & Everett Herald.

New Business:

Upcoming Events:

March 2, 2009 – Board Meeting

April 11, 2009 – Easter Egg Hunt

April 25, 2009 – Community Garage Sale

Board of Directors Annual Meeting Minutes (cont'd) . .

Homeowner Comments and Concerns:

Treasurer’s Report: A few homeowners would like to see a more detailed report. Jim Baska suggested using his monthly balance sheet. He will discuss this with incoming Treasurer.

Meeting Attendance: A few homeowners were concerned with the lack of attendance at today’s annual meeting. There were discussions about what we can do to increase attendance.

Advertising in Trail Tales: After much discussion, it was agreed that advertising in the Trail Tales would not be allowed. Management of advertising and potential liability were issues covered.

Electronic Newsletter: After much discussion, it was agreed that for now, a hard copy of the Trail Tales was preferred over emailing an electronic version. Bulk versus non-bulk mailing costs, management of updating email addresses, lack of technology for some homeowners, and the personal touch were all issues covered.

BlockWatch: Homeowners signed up on the BlockWatch Alert email tree really find it a great way to know what’s happening in our neighborhood and in surrounding communities. Interested homeowners can contact Kim Vik to sign up. Also, anyone interested in being a BlockWatch Captains should contact Kim as well. It was suggested that we post this in the Trail Tales. It was also noted that keeping a “watch” over our neighborhood and reporting any concerns to the Sheriff and Block-Watch Captain will help deter criminal activity.

Neighborhood Patrol: A homeowner noted that the Snohomish County Volunteer Patrol has been seen going through our neighborhood. The Snohomish County Sheriff Dept. is always looking for interested volunteers.

Next meeting: Board Meeting on Monday, March 2, 2009 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 8:14 pm Respectfully Submitted, Dianne Otori, Secretary

Treasurer’s Report (December 2008)

Income and Expenditures December 2008

	<u>December</u>	<u>2008 YTD</u>
INCOME	10	127,374
EXPENSES		
Utilities Expense	481	4,907
Maintenance Expense	6,891	65,358
Administrative Expense	649	37,076
Total Operating Expenses	<u>8,021</u>	<u>107,341</u>
NET INCOME	<u>(8,010)</u>	<u>20,034</u>
Net Income Related to Road Fund	0	2,928
Net Income Related to General Fund	(8,010)	17,106



Pioneer Trails
Homeowners Association

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

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US POSTAGE
PAID
PERMIT NO. 421
EVERETT, WA

Next Board Meeting: March 2, 2009

2009 Board of Directors

President: Chris Kern • Vice-President: John Torpey • 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	MaryAnn Elbert
Elections		Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale		Maintenance Contracts	Kevin Holden
Newsletter	Dianne Ohoi	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