



# Trail Tales

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INSERTS:	
<i>Alteration/Roofing Form</i>	
<i>Paint Form</i>	
<i>Covenant Enforcement Request Form</i>	

## *National Night Out . . . . .*

Snohomish County National Night Out against crime is being held on:

***Tuesday, August 4, 5 - 8 p.m.***

***McCullum Park (600 - 128th Street SE, Everett)***

- ◆ Free hot dogs, sno-cones & popcorn
- ◆ Kids' activities
- ◆ Tour police cars, ambulances & more
- ◆ See "Topper", the arson dog in action
- ◆ Meet your local police, firefighters & emergency personnel
- ◆ See "Oxy Gene" & "Ready Rex" characters!

***Learn how to protect your family & property.***

## *Forms . . . Forms . . . Forms . . . . .*

For your convenience, the following forms/approved materials are included in this newsletter issue:

- ◆ Approved Roofing Materials
- ◆ Alteration/Roofing Form
- ◆ Paint Form
- ◆ Covenant Enforcement Request Form

If you have any questions regarding any of these items, please check the website at [www.pioneer-trails.org](http://www.pioneer-trails.org) or email us at [pthoa@pioneer-trails.org](mailto:pthoa@pioneer-trails.org).

## *Volunteer Appreciation . . . . .*

Thank you to several homeowners who were out early July 5th picking up all the debris left from the Fourth of July evening of fireworks. Also, special thank you to Nathan Tuttle for removing all the trash that had been placed by the trash cans after the Fourth of July clean up.

**Thank you!!!!**



**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

# *Approved Roofing Materials . . . . .*

## Approved Roofing Materials

All roofing projects must be pre-approved by the architectural Control Committee. The following materials and colors have been approved by the Board of Directors.

### 1. SHAKE

### 2. TILE

### 3. GERARD - Metal Roof System (Tile & Shake profiles only.)

Authorized Colors are:

- Cedar
- Charcoal
- Chestnut
- Mahogany

### 4. DECRA - Metal Roof System (Tile & Shake profiles only.)

Authorized Colors are:

- Charcoal
- Teak
- Weathered Timber

### 5. PRESIDENTIAL TL ULTIMATE (Formerly Presidential TL)

**NOTE:** Standard Presidential (non TL) is a 2-layer roof NOT approved for use in Pioneer Trails.

Authorized Colors are:

- Aged Bark
- Autumn Blend
- Charcoal Black
- Bark Brown
- Charcoal Black
- Country Gray
- Shadow Gray
- Weathered Wood
- Yosemite

### 6. GAF/ELK Grand Canyon Lifetime Designer Shingles

Authorized Colors are:

- Black Oak
- Mission Brown
- Sedona Sunset
- Stone Wood
- Storm Cloud Gray



**NEXT BOARD MEETING**

**September 14, 2009**

*Have a safe & fun summer!*



## Signs In Yards . . . . .



Many of us are getting work done on our homes. The contractor’s signs are remaining long after the work is complete. Our Covenants give direction on signs:

*CC&R’s, Article VII, Section 8.10 says:*

*No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.*

Please be mindful of the impact on the appearance of our neighborhood when deciding to place signs in the yard advertising contractors: Do the signs increase the attractiveness of our neighborhood? Are they necessary?

Please remove the signs promptly when the work has been completed.

Our neighborhood appreciates and benefits from everyone’s cooperation.

## Treasurer’s Report (June 2009) . . . . .

<b>Pioneer Trails Homeowner's Association</b>				
<b>Income and Expenditures</b>				
<b>Jun-2009</b>				
	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	
	<b>6/1/09 to</b>	<b>as of</b>	<b>as of</b>	
<b><u>INCOME/EXPENSE</u></b>	<b><u>06/30/09</u></b>	<b><u>6/30/09</u></b>	<b><u>6/30/09</u></b>	<b><u>Variance</u></b>
<b><u>STATEMENT</u></b>		<b><u>YTD</u></b>	<b><u>YTD</u></b>	<b><u>(fav)/unfav</u></b>
<b>INCOME</b>	272.44	123,451	122,600	(851)
<b>EXPENSES</b>	-	-	-	-
Utilities Expense	502	1,441	2,850	1,409
Maintenance Expense	7923.16	35,517	39,075	3,558
Administrative Expense	2420.75	21,473	26,015	4,542
<b>Total Operating Expenses</b>	<b>10,846</b>	<b>58,431</b>	<b>67,940</b>	<b>9,508</b>
<b>NET INCOME</b>	<b>(10,574)</b>	<b>65,020</b>	<b>54,661</b>	<b>(10,359)</b>
Net Income Related to Road Fund	7.22	3,609	2,928	(681)
Net Income Related to Reserve Fund	7.82	5,590	5,548	(42)

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

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Next Meeting: Sept. 14, 2009

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## 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	Kevin Holden
Newsletter	Dianne Otori	Paint Approval	Judy Kimball
Recreation	Doug Desharnais	Security	Kim Vik
Trail Repair		Tree Removal	Ken Bemis

### 4 WAY TO CONTACT US

1. Call us at: 425.283.5858 x110
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 x110 • Email: [aalexander@morrismanagement.com](mailto:aalexander@morrismanagement.com)