



Trail Tales

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Entrance Signs Repair or Replace?

The age of our entrance signs & monuments is starting to show. One of the goals for this year is to investigate either repairing or replacing these signs. We are looking for homeowners who:

1. Have time to volunteer,
2. Who can remain neutral while gathering information and receiving feedback, &
3. Who have an interest in the entrance signs and monuments

Some things you might be asked to do are:

1. First & foremost a neutral, objective approach to information & input,
2. Gathering & summarizing feedback from the neighborhood,
3. Requesting & summarizing bids, and
4. Communicate & coordinate with the contractor, Board, & homeowners.

We anticipate this project getting underway in July.

So far, we have only one volunteer for this project, but we would really like to see a couple more. Like they say, many hands make light work and your input on this project is very important as well.

If you are able to help or would like more information, please contact Ann at Morris Management.

Thank you for your consideration!

Volunteer Appreciation

Hey....what about those trails?? A big thank you to Jan Edgeworth!

Jan has worked to get repairs done before school got out and she accomplished this task. This project required a great amount of time. Jan has moved this project through to completion since joining the Board in February 2009.

I know I am joined by many homeowners and walkers of the trails in saying 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

Beware of CC&Rs Before You Buy



Q: My Homeowners Association has a rule that states "parking is not permitted in the street at any time." The streets are wide and the homes have two-car garages. Can this rule be enforced?

C.A., Everett

A: Most homeowners associations have rules called "Conditions, Covenants and Restrictions" (CC&Rs). The CC&Rs are essentially a form of "private zoning" that imposes rules of property ownership on the owners within a housing development. The initial CC&Rs are written by the developer and administered by a homeowners' association, which is also set up by the developer when a new housing development is created.

You'll find a copy of the CC&Rs attached to your title insurance policy in the closing papers that you received from the escrow company when you bought your home. The CC&Rs may impose standards for lawn and home maintenance, preserve views, ban parking of boats and trailers in front of your house, etc. These rules are intended to maintain a clean, attractive neighborhood for the benefit of all property owners and preserve and enhance home values in the neighborhood.

CC&Rs are legally enforceable by the homeowners' association. So if there is a rule that states that you cannot park on the street at any time and you choose to violate that rule, a neighbor could file a complaint against you with your homeowners' association. You would then be subject to whatever fine or penalty that the homeowner's association board chooses to impose, according to the bylaws of your association.

Some homeowners may feel that CC&Rs are Draconian rules that infringe on their freedom to use their own property as they wish. But you were given a copy of the CC&Rs before you closed on the purchase of your home and you should have read the rules, and if you found them unacceptable, you should have backed out of the deal.

CC&Rs are intended to benefit all homeowners in a neighborhood. Most people want to live a neighborhood where the homes are clean and painted and the yards are well kept. When you drive into a neighborhood that is full of homes with weedy, overgrown lawns and peeling paint on the houses, you get the feeling that the residents don't care much about their property. Neglect tends to breed further neglect. If I see a neighborhood like that, I assume it's on a downhill slide and will only get worse. Who would want to invest their hard-earned money to buy a home in a neighborhood like that?

Now parking cars on the street may not seem like neighborhood blight to you, but it does detract from the appearance of the neighborhood. In my neighborhood it is against the CC&Rs to park a boat or RV on the street, but cars are allowed to park on the street. The developers of your neighborhood decided to take a hard-line approach and ban ALL parking on the street. That may seem like an overly aggressive policy, but again, you were given a chance to review these rules before you closed on the purchase of your home.

You can go to your homeowner's association board and try to get the rule changed, and if enough of your neighbors agree, you may eventually legally be allowed to park on your street. But until then, you must follow the CC&Rs as they exist today.

The moral to this story is that you should always read ALL of the documents that you are given when you buy a home. If you don't understand something, ask somebody to explain it to you.

Written by Steve Tytler & published in The Herald on Sunday, March 15, 2009. Re-printed with permission in the Pioneer Trails' Trail Tales.

4th of July Fireworks Safety. Please Be Safe.

The Office of the County Fire Marshal encourages using extreme caution when using fireworks:

- Consider attending a Public Display, letting the professionals do the work!
- Know the regulations in your jurisdiction regarding legal discharge times
- Always read and follow label directions
- Have an adult present
- Always have water handy. A garden hose and a bucket
- Light only ONE firework at a time
- Never re-light a "dud"
- Do not give fireworks to small children
- Never throw or point fireworks at other people
- Stay away from illegal explosives.



"Illegal Explosive Devices" cause 90% of all fireworks related fires in the State of Washington. They are also the major contributing factor to fireworks related property loss and bodily injuries.

You can.....

Remind children and teens that **only class C fireworks** can be discharged **and only on the Fourth of July**. In past years the lakes have been littered and fish killed from explosives thrown into the lakes for several days before and after the Fourth.

If you celebrate in the neighborhood, remember to pick up after yourself. In past years large amounts of garbage has been left around and in Trail Lake as well as in the streets.

Please be respectful of our common areas and your neighbors as we celebrate in different ways!

Fun Summer Activities To Do With The Kids

Looking for something fun to do with the kids this summer? Why not

Check out the Serpentarium in Monroe for creepy crawlies like rattlesnakes, reptiles, etc. (360.668.8204)

Eat breakfast with the baby farm animals at Forest Park Animal Farm/Petting Zoo (425.257.8300)

Take a ferry to Jetty Island & swim in the warmest waters in Puget Sound (425.257.8300)

Visit the exotic animal petting farm at The Funny Farm in Monroe (360.863.0280)

Eat a yummy hotdog & cheer for the Everett Aquasox (1.800.GO.FROGS)

Pick a pail of juicy ripe berries or run through a corn maze at a local farm

Explore the award-winning Imagine Children's Museum in Everett

Hike through a magical rainforest to Wallace Falls

Go either ice-skating or roller-skating

Go birdwatching on Spencer Island

For more fun ideas, check out the Snohomish County Calendar of Events on-line.



Board of Directors' Meeting Minutes (draft)

Homeowners Forum 7:08 – 7:20

Meeting called to order at 7:21 pm

Date: June 1, 2009
 Presiding officer: Chris Kern
 Quorum established: Brenda Ferguson, Andy Hamack, Jan Edgeworth, John Torpey (arrived late).
 Members present: Six homeowners present.
 MMI present: Ann Alexander



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

Minutes: April 6, 2009 Board of Directors Meeting Minutes. **MSA.**

Treasurer's Report: Chris Kern explained the income and expenditures as of April 2009.

Morris Management (MMI)'s Report:

Architectural Review: The following requests approved in April/May - 10 roof replacements, 2 exterior painting, 1 deck and fence replacement, 1 fence installation, 1 deck replacement.
 Monthly community inspections were conducted on 4/30/09 and 5/27/09.
 Updated Community Activity Report was provided to the Board of Directors.

Committee Reports: Tree Removal committee reported 6 trees removed.

Unfinished Business:

Lakeside Village Signs: The two signs on the north and south side of 125th. Pl SE were removed several months ago with the rock base remaining. Board members John Torpey and Andy Hamack volunteered to plant a tree in the south planter this fall. The tree will be paid for by the PT-HOA.

Trail Repair/Maintenance: Jan Edgeworth presented information on bids received for this project. The Board approved the selection of Emerald Paving, Inc. Mrs. Edgeworth given the signing authority to enter into a contract with Emerald Paving, Inc. for an amount not to exceed \$23,500.00 plus tax. **MSA.** Work is expected to start the 3rd. week of June and be completed June 19th. – 24th.

Pond Management Proposal of 2009: The Board agreed to delay the decision regarding the application of Alum to the lakes until more information is received.

New Business:

Entrance Signs: The Board agreed to delay discussion about replacing/refurbishing the signs until next Board meeting of September 14, 2009.

New Board member: The Board accepted the resignation of David Sant as Treasurer. The Board accepted Erin Broxson as a member of the Board of Directors. Mrs. Broxson will assume the duties of Treasurer. **MSA.**

Upcoming Events:

Articles for July Trail Tales: July 20, 2009

Next meeting: Board Meeting on Monday, September 14, 2009 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 8:30 pm.

Respectfully Submitted, Jan Edgeworth, Secretary

Volunteer Opportunity

- ▶ Are you curious about the work going on at **Archbishop Murphy High School**?
- ▶ Are you concerned the conditions in the Conditional Use Permit issued by the County may not be followed?
- ▶ Do you have time available to participate with other homeowners regarding this issue?

If you would like more information or would like to volunteer, please contact Ann Alexander at Morris Management.

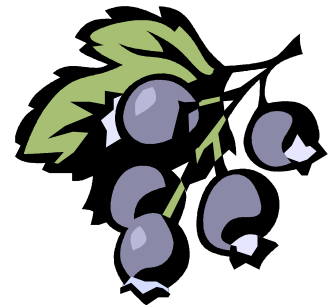
Homeowner involvement is critical to the ongoing quality of Pioneer Trails and our larger community.

Treasurer's Report is not available for this month's issue of Trail Tales.

Blueberry Season

“Blueberries are literally bursting with nutrients and flavor, yet very low in calories. Recently, researchers at Tufts University analyzed 60 fruits and vegetables for their antioxidant capability. Blueberries came out on top, rating highest in their capacity to destroy free radicals.” Not only are they good for you, but they taste great!

Local blueberries will be in season by the middle of July. Check out a local u-pick blueberry farm and learn why these premium little berries are preferred by bakers, chefs, food companies and blueberry-lovers around the world!



*Excerpt from www.whfoods.com.

Covenant Enforcement Policies

The primary purpose is to maintain & enhance our property values. As homeowners, we are encouraged to resolve problems among ourselves whenever possible. However, complaints regarding violations may be registered by completing a Covenant Complaint Form (see website www.pioneer-trails.org) and mailed to Morris Management.

Anonymous complaints will not be investigated.

Fun Summer Activity For The Adults

This is a great time to enjoy the outdoors, and put some cleaning touches on that yard, flower beds, driveway and sidewalk areas. A little TLC now will make for less work later and keep the neighborhood looking great! Our yards are one of the first things prospective buyers see when entering Pioneer Trails.

Happy Gardening!



Pioneer Trails
Homeowners Association

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

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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	Kevin Holden
Newsletter	Dianne Ohoi	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
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