



Trail Tales

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Spring Is On The Way

Are you painting, roofing, or remodeling?????

Please make sure you get those architectural Change Forms signed before beginning your project. The forms are available by either:

1. logging onto www.pioneer-trails.org,
2. calling Morris Management at 425.283.5858 x118, or
3. emailing Jim Baska at jbaska@morrismanagement.com



The purpose of the covenants and Architectural Change forms is to enhance and protect the value, desirability and attractiveness of the real property.

Volunteer Needed

The Board of Directors is looking for one homeowner to volunteer for the Board. Some knowledge of accounting or finance would be helpful, but not mandatory. Our current Treasurer has agreed to serve for one additional year. He is willing to train another homeowner for the task. Morris Management is handling the day to day tasks, paying bills, collecting dues, generating financial statements so this position is not as time consuming as it has been in the past. Please consider volunteering for your neighborhood.

If interested, please contact Jim Baska at Morris Management.

Thank You!

Thank you to Andy Hamack. He spent his time and resources removing the wooden part of the Lakeside Village Signs after the Board approved the removal. The cost to Pioneer Trails homeowners was \$0 because of Andy's efforts.

Volunteering does make a difference in the costs we as homeowners incur.



BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- April 6, May 4
- June 1, July 6
- Aug 31 (tentative)
- Oct 5, Nov 2, Dec 7
- Jan 4 & Feb 11, 2010

Calendar of Events:

- Apr. 11 Easter Egg Hunt
- Apr. 25 Garage Sale
- Aug. 4 National Night Out
- Sept. 26 Garage Sale

BlockWatch Update

► Pioneer Crime Statistics for 2008 Needed

If you were a victim of crime or know of someone who was a victim of crime last year in the Pioneer Trails neighborhood, please email Kim Vik. I am putting together crime statistics for our neighborhood and I want it to be as complete as possible. The neighborhood watch program was initiated in Pioneer Trails in October 2008 so much of the data I have is post October 2008 and includes only what was actually reported to the BlockWatch captains or to Morris Management. I am particularly looking for incidents involving: burglaries, car prowls, theft, and vandalism. Please email me with your incident, approximate date and time of the incident, and location (I will need either an address or Division and Lot number). The location information will be used to plot incidents on a map. It is my intention to continue tracking the incidents in our neighborhood and providing it to the Sheriff's Department as evidence of the crime taking place in our neighborhood. Also, with last year's data I can track this year's data and make comparisons to see if the crime is going up or not. Email Kim Vik at vikohana@yahoo.com.



► The Importance of Reporting

Please be sure to report any crime and suspicious activity to the Snohomish County Sheriff's Department. An official report has to be made by filling out a form either at the South Precinct office or online by going to the following link:

http://sheriff.snoco.org/Sheriff_Services/Online_Report.htm

It is vitally important that you file a report for all incidents because this is the only way the Sheriff's Department will have accurate information for tracking crime in our area and monitoring the trends. The Sheriff's Department bases their crime statistics on the reports they get from the community. The crime statistics are what drives things like staffing of deputies for our precinct, so we are all affected by this. Let's make sure we give the Sheriff's Department accurate information so that they can give us the quality of law enforcement that we deserve. A recent meeting with the Sheriff's Department showed an inconsistency in incidents between our numbers and their numbers and the reason is because not everything is getting reported to the Sheriff's Department. Please be sure to report crime and suspicious activity.

Remember to Call 911 if you see any suspicious activity in the neighborhood. Something as innocent as a stranger lingering behind homes could be a piece of a larger crime puzzle that you don't know about. It takes everyone working together to catch criminals and the sooner you call 911 the better chance the Sheriff's Department has of catching a crime in action. Please be sure to always let your BlockWatch captain know of incidents. If you do not have a BlockWatch captain, you may email Kim Vik in the interim. Ideally, all areas of our neighborhood should be represented by a BlockWatch Captain, so if you currently don't have one, please consider taking on this important role. Thank you.

No Dumping Please!!!

Please remember that yard waste should be disposed of in the green recycle bins.

The greenbelt is not the place to dispose of grass clippings or tree and bush trimmings from yards.

If you have a little room left in your recycle bin, you might want to add debris from the greenbelt or trails.

Thank you for making a difference in our community.

BlockWatch Update (continued)

► Mark Your Calendars!

National Night Out is a community-police partnership held the first Tuesday of every August and has been ongoing since 1984. The event is sponsored by the National Association of Town Watch and it aims to increase awareness about police programs in communities, such as drug prevention, block watch and other anti-crime efforts.

This year, the National Night Out event will be held on **Tuesday, August 4, 2009**. We are in the process of organizing a meet-and-greet gathering in the neighborhood on that day. It will be a great opportunity to learn more about the BlockWatch program and to meet your neighbors. This will be especially important for those blocks that still do not have captains. Kim Vik will be organizing this event and will post more details at a later time. If you are interested in helping Kim with this event, please email her at vikohana@yahoo.com. For now, please mark your calendars for this important neighborhood event.

Pioneer Trails Covenant Enforcement Policies

In 2005, the Board of Directors of Pioneer Trails established Covenant Enforcement Policies and a fine schedule designed to address complaints regarding violations and to encourage compliance with the governing documents of Pioneer Trails. The primary purpose is to maintain and 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.

The Covenant Enforcement Committee consists of a group of homeowners who have volunteered to serve on the committee. They have a responsibility to be knowledgeable about our covenants and guidelines and verify the existence of reported violations. This committee works closely with each other, as well as the Pioneer Trails Board of Directors. If you have an interest in participating in the covenant review committee, please contact any Board member. Thank you.

Recap of Pioneer Trails Covenant Violations (As of March 2009)

- | | | | |
|-----------|-----------------------------------|---------------------|-----------------|
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/10/09 | Trailer in driveway | Resolved | Trailer removed |
| • 2/10/09 | Holiday lights left on home | Resolved | Lights removed |
| • 2/17/09 | Plastic shed in back yard | <i>Not Resolved</i> | |
| • 3/17/09 | Black trailer visible from street | <i>Not Resolved</i> | |

Pioneer Trails Easter Egg Hunt

Saturday, April 11, 10am at Trail Lake Park

Open to our Pioneer Trails children, 12 & under. Remember your baskets!



Board of Directors Meeting Minutes (draft)

Meeting called to order at 7:08 pm

Date: March 02, 2009
 Presiding officer: Chris Kern
 Quorum established: Andy Hamack, Brenda Ferguson, David Sant, John Torpey, Jan Edgeworth
 Members present: Eight homeowners present.
 MMI present: Jim Baska



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

Minutes: February 12, 2009 Board of Directors Meeting Minutes. **MSA.**

Treasurer's Report: David Sant explained the income and expenditures as of January 31, 2009. **MSA.**

Morris Management (MMI)'s Report:

Water leak - main irrigation shut-off cracked. Northwest Gardener will repair when system is started up in April.

Per Board's direction at last meeting, January's Balance Sheet was printed and provided to homeowners in attendance to provide additional detail of the association's account balances.

Architectural Review: No approval letters sent, no disapproval letters sent, nothing in committee for review.

Monthly community inspections were conducted on 2/24/09.

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

Committee Reports:

Security Committee: Kim Vik, lead on this committee, updated the Board on efforts to expand the BlockWatch program in our neighborhood. There are new signs available for the program and Mrs. Vik asked if the Board would consider paying for these new signs which would be installed through-out the neighborhood. The new signs are more visible and could also serve as notice that the neighborhood is currently involved in the BlockWatch program. Per Board request, Mrs. Vik will cost out signs for the Board's review. Also, Mrs. Vik spoke to the Board about a nationwide event called *National Night Out* on August 4, 2009. This will provide our neighborhood a chance to come together, share information and listen to representatives from law enforcement talk about ways to keep our neighborhood safe. Event will be held on the Sports Field. More about this to follow in the Trail Tales.

Unfinished Business:

Lakeside Village Signs: After Board discussion, the Board voted to remove the signs and leave the rock walls with the possibility of additional landscaping if needed. **MSA.** Chris Kern voted against. Ms. Kern wanted the sign and rock walls removed with additional landscaping to fill in.

New Business:

David Sant has agreed to serve as Treasurer for 1 year, until February 2010. **MSA.**

Reserve Study: Tool used by the Board to prioritize the association's major common area repair and replacement expenses. Asphalt path (trails), entry signs and asphalt private drive were identified for additional review as well as other components that, according to the reserve study, have a remaining useful life of 5 years or less.

Covenant Enforcement: The Board to discuss at the April meeting.

Homeowner Comments and Concerns:

A homeowner inquired how far yard work could extend into the greenbelt. According to guidelines concerning the greenbelt: "Grass can be cut up to 2 feet adjacent to the homeowner's property lines. Other vegetation can be removed for up to 2 feet adjacent to the homeowner's property line if it is overgrowing onto the homeowner's property. This does not need Board approval to be removed."

Next meeting: Board Meeting on Monday, April 6, 2009 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 9:00 pm.

Respectfully Submitted by Jan Edgeworth, Secretary

Proposed Agenda Items for Apr. 6 Board Meeting . .

Unfinished Business:

- Lakeside Village Signs:* Additional landscaping needed now that the signs have been removed?
- Reserve Study:* Identify and prioritize those items that need repair/replacement.
Determine a schedule for completion.

New Business:

- Covenant Enforcement:* Lot maintenance reminder letter sent to homeowners.
- Upcoming Events:* Easter Egg Hunt – Saturday, April 11th. @ 10:00
Community Garage Sale – Saturday, April 25th. @ 8:00.
Board Meeting – May 4th. 2009
Articles for April Trail Tales – due April 20th, 2009.



Help Wanted

Wanted . . . a few homeowners interested in our trails.

This small group would work as a team with the Board of Directors in order to get the trails fixed up. Some things you might need to do are:

1. collect & summarize bids,
2. monitor performance, and
3. communicate with the Board, contractors or homeowners.

If you have knowledge of asphalt, paving, or project management, this would be a plus but not required. If you have some time to contribute or want more information, please contact Morris Management.

Treasurer's Report will be available in next month's Trail Tales issue.

Questions & Answers

What are the architectural control guidelines for *outbuildings* (*sheds, spa enclosures, gazebos, etc.*)?

1. All outbuildings must be made of wood. No plastic or metal buildings are allowed.
2. Roofs must be made of cedar or the same approved material as the main house.
3. Certain buildings will require approval from Snohomish County Planning Department. It is the homeowner's responsibility to gain approval prior to construction.
4. Snohomish County regulations require that all sheds be located at least 5 feet from the, property line.
5. Outbuildings that can be viewed from the street need to be located behind a 6-foot fence.
6. Only one out building is allowed per lot.
7. If possible, locate building to minimize impact on neighbors.

PIONEER TRAILS COMMUNITY GARAGE SALE!!!

Saturday, April 25, 2009 8 a.m.



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

Next Board Meeting: April 6, 2009

Easter Egg Hunt: April 11, 2009

2009 Board of Directors

President: Chris Kern • Vice-President: John Torpey • Treasurer: David Sant

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 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

• Tel: 425.283.5858 x118 • Email: jbaska@morrismanagement.com

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!