



# Trail Tales

## *Election Time . . . . .*

**Inside this issue:**

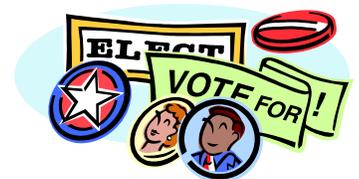
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In a few months you can play an important role in our upcoming 2010 PTHA Elections. There will be 4 positions open on the Board of Directors. The positions are for a 2 year term beginning February 2010.

Even with a management company in place, a working Board is necessary to provide direction and decision making.

If you are interested, please send a short biography, including your name, division, and lot number via email or mail by December 28, 2009.

If you would like more information, please do not hesitate to contact the Board or Jennifer Suemnicht at Morris Management. Our contact information is on page 4 of this newsletter.



***Thank you for your consideration!***

## *Message From The Secretary . . . . .*

When my husband and I were looking for a large single story home for our family, our Realtor told us about a new listing in Pioneer Trails that we might be interested in. We knew immediately how very much we liked the home and neighborhood. Seven years later, we are still very happy with both.

My name is Jan Edgeworth and I joined the Board of Directors last March and accepted the position of Secretary. Although there is a commitment of time and energy required, I haven't found it an unreasonable burden. There is much work to be done now that certain assets in our neighborhood have come to the end of their useful life and the Board must make decisions on replacement or refurbishment of these assets. That is in addition to the usual things like ACC requests, covenant enforcement issues and the like. I find the work interesting and have enjoyed meeting others in the neighborhood.

Elections will be coming up in January and there are four Board position available. I have another year to go and am looking forward to working with others on projects that are necessary and, when completed, will give new life and maybe a new look to some of our assets. If you have skills in management, administration or finances, please consider running for a Board position and join us as we continue to work towards the common goal of maintaining Pioneer Trails as one of the most beautiful neighborhoods in the area.

**BOARD MEETINGS**

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

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

## ***Covenant Enforcement Process*** (continued on page 3) . . . . .

The goals of the PTHA Board of Directors are:

- Maintain a pleasant environment for all homeowners
- Maintain and enhance property values by monitoring and enforcing compliance with the covenants

The current covenant system is cumbersome and time consuming for a volunteer committee and board. The group worked together to design a system that takes advantage of the contract we have with MMI by transferring the responsibility of inspections, and re-inspections to MMI. The proposed system is outlined in the algorithm on page 3. The proposed process will be reviewed and approved by the board. Homeowners will be notified of the proposed changes via the Trail Tales and are encouraged to comment.

The board will determine what areas the MMI needs to focus on in the monthly drive through inspections.

The Covenant Committee will no longer be responsible for inspections. They will help decide the focus of the MMI monthly inspection, and work with the board liaison to enhance covenant compliance in Pioneer Trails.

## ***Entrance Signs & Fences Update*** . . . . .

The Board of Directors has been researching options regarding the replacement or refurbishment of the neighborhood entrance signs and monument fences. Enough information has been gathered at this point to lead the Board of Directors to conclude that the project needs to be delayed to give the Board more time to better understand the anticipated cost of this project (based on different options) relative to the money available in the reserve fund for this project and others identified as needing funding in the near future.

The need to address the entrance signs and monuments fences is still a priority with the Board of Directors and the Board will continue to work toward getting this important work done.

## ***Budget Ratification Meeting Scheduled*** . . . . .

The board of Directors has approved an operating budget for the fiscal year 2010. A copy of the budget was mailed to all Pioneer Trails homeowners in mid-October. The Board anticipates that the financial obligations for the Association will not increase in 2010 and, accordingly, has approved no adjustment in the Regular Annual Assessment beginning January 1, 2010. Your Regular Annual Assessment amount will remain the same.

A Budget Ratification Meeting has been scheduled for:

Monday, November 2, 2009 at 7 p.m.  
 Silver Lake Baptist Church  
 12918 35th Ave. SE  
 Everett, 98208

The budget is automatically ratified unless a majority of the homeowners specifically vote against the budget. Therefore, although you are more than welcome to attend, your attendance is not necessary unless you plan on voting not to ratify the approved budget.

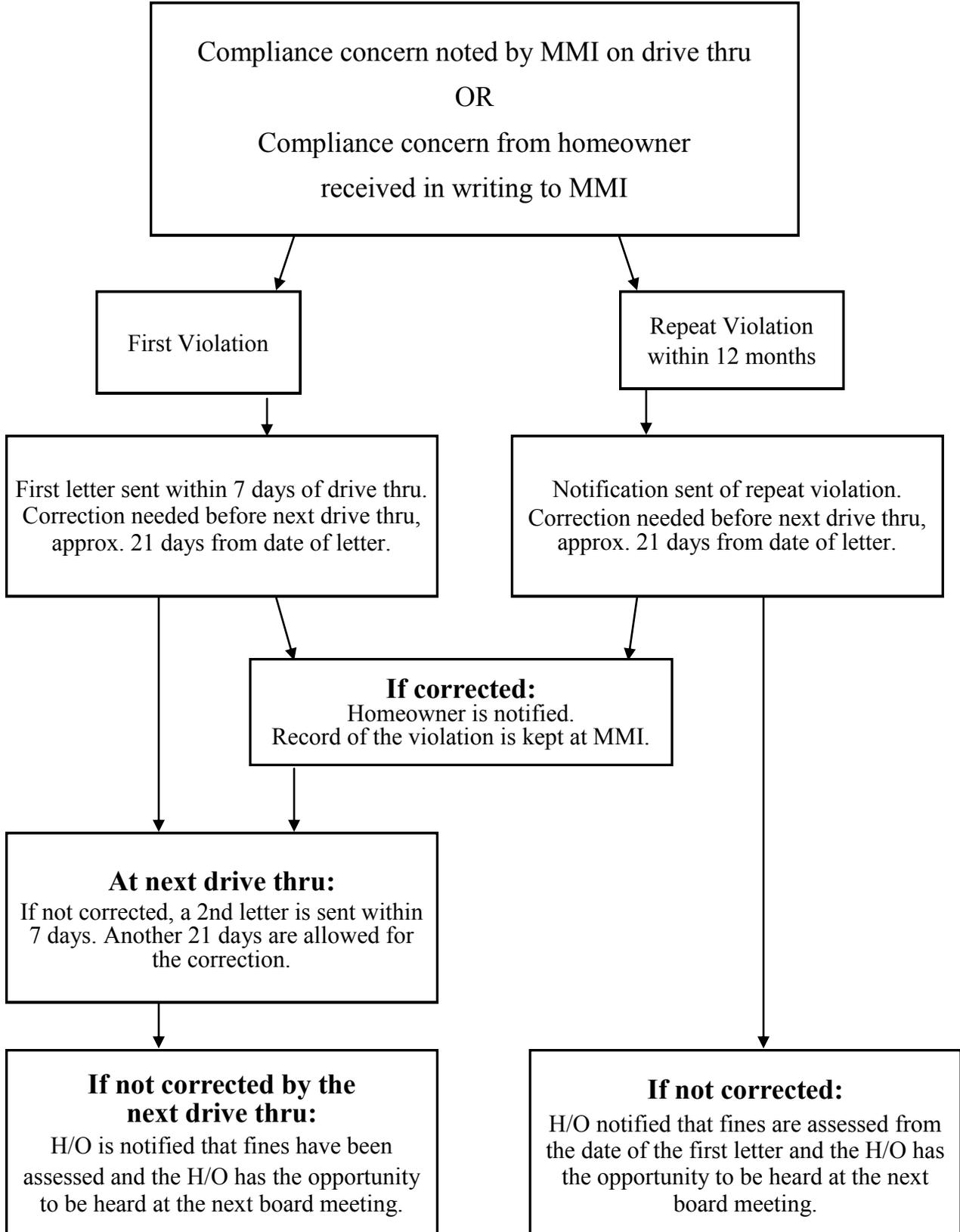
Your Regular Annual Assessment statement for your January - December 2010 assessment will be mailed this fall.

### **REMINDER**

**Christmas decorations may be installed no earlier than Thanksgiving weekend and must be removed by January 31**

# **PROPOSAL/DRAFT**

## **Covenant Enforcement Process**



## ***Board of Directors' Sept. 14 Meeting Minutes (draft) . . . . .***

### **Homeowners Forum 7:00 – 7:10 pm**

#### **Meeting called to order at 7:11**

Date: September 14, 2009  
 Presiding officer: Chris Kern  
 Quorum established: Brenda Ferguson, Jan Edgeworth, John Torpey, Erin Broxson  
 Members present: Eight homeowners present.  
 MMI present: Ann Alexander, Jennifer Suemnicht

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

**Minutes:** June 1, 2009 Board of Directors Meeting Minutes. Motion made to amend the minutes to reflect that a maximum of \$150.00 was approved to be spent on tree planting on south side site of former Lakeside Village sign. **MSA.** Approve minutes as amended. **MSA.**

**Treasurer's Report:** Erin Broxson explained the income and expenditures as of May 2009. Chris Kern inquired about a higher yielding account for money in the reserve account. Treasurer to research and report back to the Board.

**Committee Report:** Security: Chris Kern spoke of need for a Block Watch coordinator. Neighbors, not the Board of Directors, manage the Block Watch activity for the neighborhood.

#### **Morris Management (MMI)'s Report:**

- Ann Alexander: Discussed ongoing irrigation issue at south entrance.
- Jennifer Suemnicht introduced as new Association Manager.
- Architectural Review: The following requests approved in June – September 11, 2009: 9 roof replacements, 7 exterior paintings, 1 deck replacement, 2 new sheds, 1 driveway paving.
- Monthly inspections were conducted on 6/23/09, 7/28/09 and 8/25/09.
- Updated Community Activity Report was provided to the Board of Directors.

#### **Unfinished Business:**

*Tree planting at south side of former Lakeside Village Sign:* To occur in the fall.

Board to monitor upcoming EPA mandates regarding the requirements for private residential water drainage systems.

*Archbishop Murphy:* The Board's request for volunteers to monitor issues from activities at the school that may affect homeowners yielded no results; therefore, no other action will be taken by the Board at this time.

#### **New Business:**

*Entrance Signs:* Jan Edgeworth discussed findings of research for the replacement/refurbishment of the entrance signs/monument fences. A survey to go out to homeowners to facilitate input from our neighborhood.

*Encroachments:* John Torpey reported on encroachment concerns from a nearby homeowner. Motion made to contact the Board's attorney that a letter be sent to the party of concern. **MSA.**

Board Members to investigate another possible encroachment concern.

*Compliance Enforcement:* Brenda Ferguson reviewed a suggested format to streamline the covenant enforcement process.

*Handyman Services:* Suggest including money in the budget for 2010 for this.

**Upcoming Events:** Neighborhood Garage Sale – Saturday, September 26, 2009 from 8:00 – 4:00

**Next meeting:** Board Meeting on Monday, November 2, 2009 at Silver Lake Baptist Church

Adjournment: 8:42

Respectfully Submitted, Jan Edgeworth, Secretary

## *Proposed Agenda for Nov. 2 Board Meeting . . . . .*

- Committee Reports: None to report
- Unfinished Business:
  - Covenant Enforcement
  - Entrance signs/monument fences
  - Encroachments
  - MLS – Request change for area/community designation
- New Business: Discuss upcoming elections



## *BlockWatch Coordinator Needed . . . . .*

Neighborhood Watch is a plan, an approach to living peacefully, with the goal of creating a safer community. It is built on the notion that crime prevention is a shared responsibility between the Sheriff’s Office and the citizens of the community. At Pioneer Trails, we have worked hard to develop our Neighborhood Watch program. Currently, we are looking for a BlockWatch Coordinator. The main duty is to coordinate with BlockWatch Captains & coordinators from neighboring developments through emails on an as need basis.

If you would like more information or are interested in helping out, please contact Jennifer Suemnicht at Morris Management.

If you do not have a BlockWatch Captain in your particular segment of the community and are interested in becoming one or to get more information, please contact Jennifer as well.



*“Neighbors Watching Out For Neighbors”*

## *Caring For Your Lawn This Fall . . . . .*

- ◆ **Fall feedings:** If you only fertilize your lawn once a year, autumn is the best time to do it. In fact, your lawn would appreciate a light application of fertilizer in early fall and again in late fall.
- ◆ **Aerate:** If you didn't aerate in spring and your lawn needs it, fall is a great time.
- ◆ **Continue mowing:** As temperatures cool, your lawn will grow faster again. Mow regularly.
- ◆ **Fall cleanup:** Clean up fallen leaves. Run your lawn mower over your lawn two or three times. This will chop the leaves into fine pieces; they quickly decompose and add to your soil's structure. Or rake up and compost the fallen leaves.
- ◆ **Overseed your lawn:** Most Pacific Northwest lawns will have cool-season grasses, so autumn is the best time to overseed or grow a new lawn from scratch. Plan carefully; your new grass needs at least a month before your first average first frost so it can get established.



The above information is available at the Better Homes & Gardens website at [www.bhg.com](http://www.bhg.com)

**In lieu of the September financial statements, the 2010 Operating Budget was sent in a separate mailing.**

**Pioneer Trails  
Homeowners Association**

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

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**Budget Ratification & Board Meeting:**

**November 2, 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

<b>Committee</b>	<b>Chair</b>	<b>Committee</b>	<b>Chair</b>
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 x104
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 x104 • Email: [jsuemnicht@morrismanagement.com](mailto:jsuemnicht@morrismanagement.com)