



Fighting Crime

There has been a rash of burglaries in the Pioneer Trails and adjacent Hearthstone and Autumn Meadows neighborhoods over the past half year, the frequency of which seems to be increasing. One week in September, there was a car burglary, an attempted car burglary and three home burglaries. Members of the Pioneer Trails Homeowners Association along with other concerned homeowners have recently been trying to find a way to keep our neighborhood safe, but we need everyone's participation in order to be successful.

What Can You Do?

We are asking that if you are aware of any burglaries, crimes, or suspicious activities that have occurred in our neighborhood, please contact Morris Management. We are currently compiling a list of incidents that have occurred, and together with the Snohomish County Sheriff's Department we hope to find connections that may lead to an arrest. In addition, we encourage everyone to keep a watchful eye on suspicious activity, do not hesitate to call 911 to report any incidents. Remember to also notify Morris Management. It is important to write down descriptions of people, cars and license plates' numbers. The more information we can provide to the authorities, the better. We need to keep track of ALL criminal or suspected criminal activity that is taking place in our community.

Neighborhood Block Watch Program:

We are in the process of organizing a formal neighborhood Block Watch Program for Pioneer Trails. We encourage everyone to get involved as it will benefit all of us to keep crime out of our neighborhood. The first step is to get together with your neighbors and select a person to serve as Block Watch Captain. A "block" is generally considered to be about 10 to 15 homes, or those houses that can see each other. If you are interested in being a Block Watch Captain, please let Morris Management know. We will be sending out more information regarding the Block Watch Program soon.

How to stay safe:

Be aware that many of the burglaries have occurred during the day (work hours). Make sure your home is secure if you leave the house, and if you are home, be watchful of activity around you. Call 911 if you see any suspicious activity. Be advised that solicitors are commonly used to case neighborhoods and houses. Do not take chances . . . If something doesn't seem right, call 911. The quicker you report things the faster they can respond. Remember to also inform Morris Management so we can track incidents in the neighborhood.

One of our priorities is to keep communications open between the homeowners. The more we share information, the better we are all. This article is meant to do just that. There will be a Security newsletter section with updates on criminal activity in our area so that you are kept informed. We are looking at ways to better communicate incidents, but in the meantime, please contact Morris Management with any information you have regarding neighborhood crime.

Kim Vik
Security Committee Chair

If you are would like to be a Block Watch Captain or volunteer on the Security Committee, please contact
Jim Baska 425-283-5858, x118

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BOARD MEETINGS

LOCATION:

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

TIME: 7—8:30 p.m.

MEETING DATES:

- November 3, 2008

Calendar of Events:

- Sept. 27 Garage Sale

Security Tips

Protecting yourself, your family and your home (and car) is a matter of responsibility that cannot be taken on by anyone else. You can make the difference.

Secure your Home and your Belongings

There are three things you can do to help reduce burglary:

1. Make your home burglar-proof.
2. Mark your belongings that burglars are most likely to steal.
3. Be alert to report suspicious persons and unusual activities to the police before a crime may occur.

What can you do?

1. Ensure all doors and windows have locks in working condition.
2. Make it a habit to check that all doors and windows are locked at night before going to sleep.
3. Outside your home: Prune lower tree limbs – don't provide the thief with a natural ladder into second floor windows. Keep the view to your house open – criminals love to hide behind tall fences or overgrown bushes while breaking into your home.
4. Keeps porches, yards, and all entrances to your house and garage well lighted. Leave lights on inside your house when you go out for the evening.
5. Keep a record of the important information (especially make, model number, serial number) of all household facilities and equipment, such as TV, radio, video cassette recorder, refrigerator, VCR, washing machine. Have an inventory of your jewelry & other precious items & documents like birth, baptismal & marriage certificates.
6. Store cash and other valuables in the bank. Hiding them inside locked drawers does not guarantee that they will be safe from the knowing eyes and practiced moves of robbers.
7. Bring in all outdoor equipment (bicycles, mower, etc.) at night. Leaving these valuables out in the garden or driveway is an open invitation to robbers and thieves.
8. Protect your house from prying eyes by using curtains or drapes.
9. Provide family members with their own keys to the house. This is safer than leaving the key in a "secret" place, one that can be discovered by any person who takes the time to watch your movements when you leave your home and come back at night.
10. If you and your family are going on a vacation, ask a neighbor to watch your home, or ask a relative to stay in your home while you are away. An empty house is a prime target for criminal elements.

What is considered suspicious activity? Anything that may seem out of the ordinary in your neighborhood. Being aware of patterns such as when kids come home, when parents come and go, knowing what your neighbors drive, etc. helps you determine what is suspicious. Some examples of suspicious activity can include: persons loitering around the neighborhood, strange vehicles parked at your neighbor's home, persons going door to door, vehicles cruising the neighborhood, and abandoned vehicles.

Community Garage Sale

Save the date! Saturday, Sept. 27, 2008.

Roofing Policy Resolution



Board of Directors Meeting Minutes Draft (June 2, 2008)

Meeting called to order at 7:00 pm

Date: September 8, 2008
Presiding officer: Steve Booth
Quorum established: Andy Hamack, David Sant, Brenda Ferguson, and John Torpey
Members present: Eleven homeowners present.
MMI present: Jim Baska

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

Minutes: June 2, 2008 Board of Directors Meeting Minutes. **MSA.**

Treasurer's Report: The income and expenditures for the periods May, June, and July were discussed. **MSA.**

Morris Management (MMI)'s Report:

- Association's Annual Corporate Renewal was file with the Secretary of State's office 6/16/08.
- The 200 ft boulder installation to prevent future drive over occurrences was completed by NW Gardener on 6/6/08.
- Manager contacted homeowner off of 39th Dr SE regarding dumping and clearing concerns of concerns of Pioneer Trails' greenbelt property. Association's requested compliance was confirmed complete on 7/3/08.
- Provided information about the costs and benefits of sealing the non-county road.
- Manager prepared a resolution for the Board to approve concerning pre-approved roofing.
- Architectural Review – Sent 25 approval letters and 1 disapproval letter.

Unfinished Business:

Drive Over Area: A variety of opinions were expressed about the boulders that were installed in June. Some members approved of the boulders, some disapproved, and other modification ideas for the area were discussed. The Board had expected that a basalt rock would be installed rather than river rock. The installer agreed to replace the rocks with basalt and charge only for the differential in price between the rocks, with no charges for removal of the existing rocks. The Board approved replacement of the rocks with basalt. **MSA.**

Painting Entrance Signs: Two members volunteered to paint a couple of the Pioneer Trails signs.

Benches: Three new benches have been purchased. Two are being installed near the playground equipment at the soccer field; one is being installed at the sport court on 122nd.

General Road Repair: This is not the best time of year for road repairs. Obtain pricing so that any action can be determined next spring/summer.

Finished Business:

Bridge Painting: Completed. Thank you to the volunteers John Blye, Howard Cook, Jim Janus, Chris Kern, Bridget, Wolfie & Baron Paterson, Dick & Joyce Paulson, Hoc Dinh Pham, Sven Westgard, and Geir Vik.

Roofing Option: A Board resolution to accept GAF/ELK Grand Canyon Lifetime Designer Shingles (colors Sedona Sunset, Black Oak, Stone Wood, Mission Brown, and Storm Cloud Gray) as an approved roofing material was read and approved by the Board. **MSA.** It is still required that all roof installations be approved in advance by the ACC committee.

New Business:

Upcoming Events:

November, 3, 2008 – Board Meeting & Budget Ratification Meeting (No Board Meeting in October.)

September 27, 2008 – Community Garage Sale

Homeowner Comments and Concerns:

Landscaping Maintenance: A homeowner mentioned that Rhododendrons at entrances need to be trimmed. Lights at the north entrance are still in need of repair.

Reserve Study: A homeowner asked to receive a copy of the reserve study.

Covenant Enforcement: A homeowner asked about the enforcement process, having concerns about a property that has been neglected for a long period. The enforcement process was discussed and explained. Forms are available on the website. Another homeowner commented that there has been much improvement in care of properties since early summer.

Next meeting: Board Meeting on Monday, November 3, 2008 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 8:45 pm

Respectfully Submitted, David Sant, Treasurer

Treasurer's Report (May, June, & July 2008)

Pioneer Trails Homeowner's Association

Income and Expenditures

May - June - July 2008

	May	June	July	YTD
INCOME (including Road Fund)	526	575	132	127,634
EXPENSES				
Utilities Expense	52	432	205	1,640
Maintenance Expense	4,940	8,983	6,587	39,099
Administrative Expense	2,896	3,049	3,321	24,452
Total Operating Expenses	7,888	12,464	10,113	65,191
NET INCOME	(7,362)	(11,889)	(9,981)	62,443
Net Income Related to Road Fund	0	0	0	2,928
Net Income Related to General Fund	(7,362)	(11,889)	(9,981)	59,515

Thank you to our wonderful volunteers

- Thank you to the following volunteers for helping with the bridge painting during this summer.

John Blye, Howard Cook, Chris Kern, Jim Janus, Bridget, Wolfie, & Baron Paterson, Dick & Joyce Paulson, and Geir Vik.

Of course, we couldn't have done it without water . . . Thank you Hoc Dinh Pham & Sven Westgard for providing the water.

Also, thank you Dick and Joyce Paulson and Geir Vik for providing the pressure washer and helping contact the volunteers.

- Thank you Kim Vik for volunteering as Security Committee Chair. We really appreciate it.

Thank you volunteers for your time and resources and for making a difference in Pioneer Trails!

Pioneer Trails
Homeowners Association

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

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Next Board Meeting: Nov. 3, 2008

2008 Board of Directors

President: Stephen Booth *Treasurer:* David Sant
Vice-President: John Torpey *Secretary:* Dianne Otori
Members At Large: Andy Hamack & Brenda Ferguson

<i>Committee</i>	<i>Chair</i>	<i>Committee</i>	<i>Chair</i>
Architectural Control	<i>Committee</i>	Bridges, Benches, Signs	<i>John Alberti</i>
Covenant Enforcement	<i>Committee</i>	Easter Egg Hunt	<i>MaryAnn Elbert</i>
Fountains & Lights	<i>Ken Bemis</i>	Lakes, Ponds, Swale	
Maintenance Contracts	<i>Kevin Holden</i>	Newsletter	<i>Dianne Otori</i>
Paint Approval	<i>Judy Kimball</i>	Recreation	<i>Doug Desharnais</i>
Security	<i>Kim Vik</i>	Trail Repair	
Tree Removal	<i>Ken Bemis</i>		

3 WAYS 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!

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