

W I N T E R 2 0 1 4

# TRAIL TALES

September 2013 Edition

PIONEER TRAILS HOMEOWNERS ASSOCIATION

## Annual Meeting & Board Election

Homeowners Association

**February 6, 7 pm**

Silver Lake Baptist Church

12918 - 35th Avenue SE, Everett

### *Inside This Issue*

*Page 2*

Present or Proxy for  
Annual Meeting

*Page 3*

Draft Meeting Minutes  
December 10, 2013

### *Back Cover*

Secured Mailboxes



### Neighborhood Issue?

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Ken Harvey, Editor

## Secure Mail, Secure Identity

by Garth Williams

There are 304 homes in our beautiful Pioneer Trails neighborhood. Every homeowner owns and controls a mailbox. However, each mailbox "stand" is jointly owned by the group of homeowners who have their mailboxes grouped at that location.

Time has a tendency to leave its mark on houses and other structures on our property. Our roofs, fences, decks, driveways, landscaping need occasional repair or replacement. That responsibility falls to the property owner. And for our combined mailbox and mailbox stands, the responsibility falls to the group of homeowners with mailboxes on the stand at each location.

Your Homeowner's Board recently audited the neighborhood and confirmed that there are 33 Mailbox locations in Pioneer Trails for the 304 homes. Most of these are the type recommended and approved by the US Postal Service. That means 278 homeowners in 29 locations have approved secured lock-boxes which protect their mail from passing into the wrong hands.

*continued on back cover*





## Important Annual Board Election Meeting on February 6th

The 2014 Annual Meeting for the Pioneer Trails Homeowners Association will be held on Thursday, February 6, at 7 pm, in the Silver Lake Baptist Church.

The primary purpose of the annual meeting will be to elect the 2014 Board members. Our Homeowners Association can have up to seven board members serving one-year terms and needs at least three board officers to function.

Audrey Chamberlain and Bruce Meaker are running for re-election. This means we are looking for one or more persons to volunteer their time to serve and make decisions on the business of the Pioneer Trails neighborhood over the coming year.

Serving on the Board is a rewarding and educational experience. It is also a wonderful way to participate in and contribute to our community. If you might be interested, please let Jennifer Suemnicht at Morris Management know. See her contact information on the front page.

Your attendance is critical because no business can be conducted unless 10% of all homeowners (at least 31 homeowners) are present or represented at the meeting. If you cannot attend, you can send the yellow-colored proxy you received recently in the mail from Morris Management with a neighbor who plans to attend the annual board election meeting or return your signed yellow proxy by fax or mail to Morris Management.

Our thanks to Garth Williams who has served as a Board member for several years. He has made a real difference in preserving the quality of our community.

### Looking for More Board Members & Volunteers

Care about the neighborhood?  
Great opportunities.  
Make a difference.

#### **Mill Creek View Looking For Teen(s)**

to deliver newspapers in our neighborhood. Call (425) 357-0549 for more information about this opportunity.

### Fence & Paint Projects

Remember to submit your plans to the neighborhood Architectural Control Committee for review before starting work.

### *Easter Egg Hunt organizers sought.*

#### **Don't Feed Ducks & Squirrels!**

Be aware that feeding bread to ducks and geese actually hurts them and creates problems. Feeding peanuts to squirrels can also create costly rodent problems for your neighbors!

### **Next Garage Sale coming up in April. Start planning ahead now.**

#### **Seasonal Lights Removal**

The holiday lights were so beautiful this year. Thank you to all who made our neighborhood glow with beautiful lights and displays during the holidays. But now that the season is over, thank you for taking them down and putting them away.

# **Pioneer Trails Homeowners Association Board Meeting December 10, 2013 Board Meeting Minutes Draft Silver Lake Baptist Church**

Purpose: For Board of Directors to make decisions for the overall benefit of Pioneer Trails homeowners.

## **Homeowners Forum – was held prior to the meeting**

Presiding Officer: Garth Williams

Board Members Present: Garth Williams, Bruce Meaker, Audrey Chamberlain

Quorum established: Yes (

Homeowners and guests present: Approximately 3

Morris Management Representative present: No

## **Meeting called to order at 7:05 pm**

**Minutes:** The draft November 13, 2013 Board of Directors Meeting Minutes was reviewed. Audrey Chamberlain moved to approve. Garth Williams seconded. Motion passed.

**Treasurer's Report:** Bruce Meaker declared the financial condition of the association as sound. Bruce Meaker moved to accept the Treasurer's Report. Audrey Chamberlain seconded. Motion passed.

## **Committee Reports:**

-Covenant Enforcement: Garth Williams - Not many issues since last meeting.

-Architectural Report: Garth Williams - One fence request was reviewed.

Signage Committee Report: Audrey Chamberlain

Maury Chamberlain has been working with a manufacturer's representative to do a demonstration. One landscaping company reviewed the work needed. If we go with low voltage we are not required to do an inspection by the County. However, the wiring installation is questionable. Low voltage lights will require more lights and need to be vandal proof.

Audrey said a new design is coming from Vertical for the North/South plaques.

Anyone wishing to help with the committee is welcome to contact Jennifer or Maury.

Bruce Meaker moved to accept the Committee Reports. Audrey Chamberlain seconded. Motion passed.

**Morris Management:** Jennifer Suemnicht was not present so no manager's report was reviewed.

The Manager's Report was received and reviewed by Board.

## **Unfinished Business:**

The Covenant Approval Policy and the Election Procedures Policy have been updated by Chris Kern and Jennifer S. of Morris Management for review by the Board. That review is still ongoing.

## **New Business:**

1. A Reserve Transfer from the Reserve Fund to the Operating Fund in the amount of \$11,893.87 to pay for the second half of the monument signage less the insurance payment for the damaged previous sign was presented for authorization. Bruce Meaker moved to accept. Audrey Chamberlain seconded. Motion passed. Garth Williams and Bruce Meaker signed the authorization. Bruce Meaker will scan and send to Jennifer Suemnicht of Morris Management.
2. Payment to Vertical Sign Solutions for \$15,652.35 for the 2<sup>nd</sup> half of the signage payment and another \$3,112.20 for altering the column dimensions was presented. Bruce Meaker moved to pay these combined sums to Vertical. Audrey Chamberlain seconded. Motion passed.
3. Payment to Pond Pump for removal and assessment of the pond pump for \$589.68 was presented. Bruce Meaker moved to pay. Audrey Chamberlain seconded. Motion passed.
4. There were no decisions made between meetings to ratify.
5. Upcoming meetings. There will be an annual meeting during the 1<sup>st</sup> Quarter of 2014. The Board members will confer on-line to set a date.

**Meeting Adjourned: 7:20 p.m.**

**Next meetings:** Thursday, February 6<sup>th</sup> at Silver Lake Baptist Church

Respectfully Submitted by Bruce Meaker, acting Secretary

# Pioneer Trails Homeowners Association

## Financial Status

By Bruce Meaker, Treasurer

As of December 31, 2013

### Assets

Operating	29,964.52
Reserve	50,323.35
Road	84,404.98
<b>Total Assets</b>	<b>164,692.85</b>

### Liabilities

Operating	9,159.84
Reserve	0.00
Road	0.00
<b>Total Liabilities</b>	<b>9,159.84</b>

### Equity

Operating	20,804.68
Reserve	50,323.35
Road	84,404.98
<b>Total Equity</b>	<b>155,533.01</b>

### Owner Receivables

Member Assessment Receivable	1,745.00	(1.34% of Annual Assessments)
Road Fund Receivable	204.00	
Late Fee Receivable	710.00	
Admin Fee Receivable	375.00	
Misc. Income Receivable	1,670.00	
Legal Fees Receivable	953.00	
<b>Total Owner Receivables</b>	<b>5,657.00</b>	

	<u>YTD Amount</u>	<u>% of YTD Budget</u>
Operating Income	130,963.01	(100.85%)
Operating Expenses	120,058.11	(88.49%)
Replacement Fund Income	8,323.66	(100.47%)
Replacement Fund Expenses	46,778.87	(2,598.83%)

(Spent in 2013 for bark, trail repair and signage funds that were budgeted in 2012.)

# Recent Homeowner Forum Issues

- Tree falling in homeowner's yard from greenbelt and concern for future tree fall. Our Neighborhood Tree Trimming person will look into the issue.
- See suspicious persons in neighborhood or walking trail? Board advice is to call 9-1-1, say "This is a non-emergency." Then state the concern. The sheriff has been very helpful.
- Please let Jennifer at Morris Management know if you see any graffiti.
- Providing email addresses and phone contact info to Jennifer at Morris Management will enable our block watch captains to share alerts on suspicious activity in the neighborhood.
- Additional boulders or surveillance cameras suggested to discourage any further driving onto the grass near Trail Lake on 125<sup>th</sup>.
- Advice that neighbors gather up any literature left behind when Solicitors leave flyers on steps or front doors while homeowners are away so the house does not appear vacant.
- There is a "No Solicitation" policy in PTHA. Solicitors need to be confronted and told of the policy.

## Mold Facts

Where there is moisture, there is mold, a problem that can make you sick and even prevent you from selling your house. Mold spores are present everywhere, growing on plants and even foods. These microscopic organisms produce spores, which act like seeds. Each spore can produce mold growth, needing only sufficient moisture.

To prevent dangerous mold growth, you must prevent moisture buildup. Leaky plumbing, bad drainage, wet crawl spaces and damp basements are all likely suspects. But, there are less obvious causes of mold growth, too, such as steamy bathrooms, wet carpets, even wet clothes drying in a home. And that humidifier you use in the winter could become a serious source of mold.

Indications of a moisture problem may include discoloration of the ceiling or walls, warping of the floor, or condensation on the walls or windows.

Exposure to mold can cause health problems in some people. The most common are allergic responses from breathing mold spores. These include symptoms of hay fever or asthma and irritation of the eyes, nose, throat or lungs. Allergic responses can come from exposure to dead as well as to living mold spores. Therefore, killing mold with bleach and or other disinfectants may not prevent allergic responses.

### How to clean it up

1. You must find the source of the moisture. Once you find the source, seal off the area so mold spores don't relocate to another room.
2. Put on long sleeve shirt, long pants, cover your head and use a mask.
3. Make the repairs needed to stop the moisture, for example leaky pipes or ceiling.
4. Remove the mold with a bucket of soap and water, a solution of one cup household bleach in one gallon of water, or a commercial mold removal product and a rag. Rinse the cleaned area with water. Ventilate with a fan and open windows so it dries. It may take up to 48 hours to dry completely.

# Unsecured Mail Means Potential Identity Theft

*[continued from front page]* Unfortunately, we have 4 locations in the neighborhood which are a concern. These mail stands serve approximately 24 homes and are easy to identify.



They are showing their age and typically reside under a small cedar roof on top of 4X4 posts with 4 to 8 mailboxes side-by-side. These remaining 4 mailbox stands are targets for mischief, theft and identify theft.

We want our neighborhood to remain safe and peaceful. Unsecured mailboxes serve as unwanted and dangerous attractions. The Homeowner's Board is hoping to encourage homeowners at these locations to work together to replace the unsecured mailboxes with the much safer, secure and protected USPS approved lock box style mailboxes.

Your mail will be more secure, safe and protected from the elements, both for incoming and for outgoing mail.

Please contact Jennifer Suemnicht, at Morris Management, for information on how you and your neighbors can get started with replacing your mailboxes and mailbox stand.