



Trail Tales

Inside this issue:

<i>Fall Tips</i>	1
<i>Garage Sale Saturday, 9/24/11</i>	1
<i>Board Meeting Dates and Location</i>	1
<i>Board Meeting Agenda 9/13/11</i>	2
<i>Free Electronics Recycling 9/24/11</i>	2
<i>Board Meeting Minutes 6/14/11</i>	3
<i>Contact Us</i>	8

FALL TIPS

- ◆ Gutter cleaning and gutter maintenance are an important part of home ownership. Gutters are the first line of defense against erosion of soil around your home foundation. Without gutters, the water would run off your roof in curtains. Unfortunately, your gutters also collect debris like leaves, twigs, and dirt. If too much of that debris collects in your gutters, there is nowhere for the water to go and gutter cleaning becomes necessary. Be sure to remove any debris or plants that have accumulated. Roof and gutter cleaning is not a pleasant chore, but home maintenance is a requirement of the CC&Rs of our community and doing so protects your home from potential damage.
- ◆ Test your garage door opener monthly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.
- ◆ Vacuum the clothes dryer's exhaust duct at least once a year. If the duct is plastic, replace it (it's a fire hazard). Rigid sheet-metal ducting is best.
- ◆ Test all GFCI (ground fault circuit interrupter) outlets monthly.
- ◆ Once a year, vacuum the refrigerator coils underneath the appliance.
- ◆ Inspect window and door caulking and weather stripping yearly.
- ◆ Replace the batteries in smoke detectors yearly. And remember, even recent hard-wired smoke detectors have backup batteries that must be replaced. If you have never checked yours, do so.



BOARD MEETINGS

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

MEETING TIME:
7 - 8:30 p.m.

MEETING DATES:
Sept. 13
Nov. 8



**Semi-Annual
Neighborhood Garage Sale**
Saturday, September 24th, 8 a.m. - 4 p.m.



Pioneer Trails Homeowner Association

Board Meeting Agenda

Tuesday, September 13th, 2011 (7pm)

Location: Silver Lake Baptist Church, 12918 35th Ave SE, Everett, WA 98208

Homeowners Forum (7:00-7:10)

Call Board Meeting to Order / Establish Quorum (7:10)

Jim Addington, President

Approve Prior Meeting Minutes (7:10 – 7:15)

June 14, 2011 - Board Meeting

Maury Chamberlain, Secretary

Treasurer’s Report (7:15 – 7:20)

Bruce Meaker, Treasurer

Committee Reports (7:20 – 7:30)

1. Covenant Enforcement – Garth Williams
2. Architectural Control – Garth Williams

Manager’s Report (7:30 – 7:40)

Morris Management, Inc. (MMI)
Jennifer Suemnicht

Unfinished Business (7:40-8:00)

1. Beaver & Coyote update
2. Newsletter communications with the homeowners – Trail Tales
3. Call for support for projects or committees

New Business (8:00 – 8:30)

1. Budget
2. Ratify any decisions made between meetings
 - Proceed with litigation for judgment and court order for Acct #14000147 as recommended by attorney, Ron Housh
3. Upcoming Meeting(s):
 - November 8, 2011 – Board Meeting

Adjourn (8:30)

Executive Session (if determined by the Board to be needed)

FREE ELECTRONICS RECYCLING EVENT!

Saturday, 9/24/11 • 10:00am—4:00pm

Penny Creek Elementary School • 4117 — 132nd Street SE, Everett, WA

Bring your recyclable items, working or not!

Donations will benefit Penny Creek PTA’s Arts & Enrichment Programs

Pioneer Trails Homeowners Association

MINUTES – “DRAFT”

Board of Directors Meeting Minutes

Homeowners Forum: 7:00

Meeting called to order at 7:20 pm

Date: June 14, 2011

Presiding Officer: Jim Addington

Quorum established: Jim Addington, Bruce Meaker, Garth Williams, Maury Chamberlain

Members present: 16 homeowners present.

MMI present: Jennifer Suemnicht.

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

Minutes: April 12, 2011 Meeting Minutes reviewed. Bruce Meaker made a motion to approve these meeting minutes and Garth Williams seconded the motion. All in favor. MSA

Minutes from the February 27, 2011 Organizational Meeting were reviewed. Garth Williams made a motion to approve these minutes and Bruce Meaker seconded the motion. All in favor. MSA

Treasurer’s Report: Bruce Meaker reviewed the Financial Statements as of May 31, 2011

Committee Reports:

-Covenant Enforcement- Garth Williams: Covenant Enforcement Request forms were discussed with regards to whether homeowners should be allowed to e-mail completed forms rather than mailing a signed copy. The Board will be consulting an attorney before making a decision on this.

-Architectural Report- Garth Williams: Request for POD delivery for debris removal during roofing or remodel was approved.

Morris Management: Managers Report received and reviewed by Board.

The Board decided to get 2 additional bids before making a decision regarding the clean-out of swale from the inlet to Pioneer Lake.

Unfinished Business:

-Beaver and Coyote update: Three coyotes have now been trapped by USDA Wildlife Services. The Board approved up to \$840.00 in additional funds if it becomes necessary to retain their services in the future.

-Support for committees and projects: Homeowners list and spreadsheet for matching volunteers with committees and projects has been done.

-Spring Haven Development Update: The Board will determine the developer for Spring Haven and their plans, if any, for a fence between Pioneer Trails and Spring Haven.

-Newsletter: MMI will continue to format the Trail Tales. The Board is to provide content.

New Business:

The Board approved and signed the tax audit done for PTHOA by Joseph Vandal, CPA.

The Board ratified the decision to have algae treatment done at both lakes for \$1000.00.

A date of Aug. 7, 2011 was agreed upon for the PTHOA Community BBQ and flyers will be distributed by July 1.

Meeting Adjourned: 8:50

Executive Session: 8:50 – 9:15 Held to discuss delinquent accounts and repeat covenant rule violators.

Meeting Reconvened: It was decided during Executive Session to consult with the Association’s attorney regarding a homeowner who has failed to maintain home and lot and is delinquent with assessments and fines. It was also decided to send two additional accounts to collections.

Meeting Adjourned: 9:15

Next meeting:

September 13, 2011. Silver Lake Baptist Church @ 7:00pm.

Respectfully Submitted,
Maury Chamberlain, Secretary

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: September 13th, 2011

2011 Board of Directors

President: Jim Addington Vice-President: Garth Williams
Secretary: Maury Chamberlain Treasurer: Bruce Meaker
Member At Large: Dave Woodson

<i>Committee</i>	<i>Chair</i>	<i>Committee</i>	<i>Chair</i>
Architectural Control	Committee	Bridges, Benches, Signs	John Alberti
Covenant Enforcement	Committee	Easter Egg Hunt	Jenn Lindal
Elections	Jan Edgeworth	Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale	Board	Maintenance Contracts	Board
Newsletter	Morris Management	Paint Approval	Judy Kimball
Recreation	Board	Security	Board
Trail Repair	Jan Edgeworth	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
3. Send us mail c/o Morris Management, Inc.
4. Attend a Board Meeting. We'd love to see you!

Website: www.pioneer-trails.org

Morris Management's Contact Info

Pioneer Trails Homeowners Association

c/o: Jennifer Suemnicht, CMCA

Morris Management, Inc., AAMC

325 – 118th Avenue SE, Suite 204 • Bellevue, WA 98005

• Tel: 425.283.5858 x104 • Email: jsuemnicht@morrismanagement.com