



## Board Meeting

Tuesday, August 12, 7 pm  
Silver Lake Baptist Church 12918 -  
35th Avenue SE, Everett

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Newsletter by email!



## Fall Garage Sale

Sept. 27, 2014  
9 - 1 pm

Join your neighbors in  
selling your surplus  
and craft items  
in the area's best  
community yard sale.

## Making Changes to Your Home

What you need to know.

Fall is coming and you may be planning to finish up those summer projects you had planned around the house. Remember to include your homeowner's Architectural Control Committee in your plans for projects like a roof, replacing your fence, driveway replacement or painting the house.

These exterior projects require review and pre-approval to ensure they follow neighborhood guidelines, even if you are re-painting your home the same color, replacing your fence with the same style, or making just a small change.

Doing work that doesn't conform to neighborhood guidelines, without permission, puts everyone in a very difficult position. And may have to be redone, no matter how painful or expensive that may be, if it doesn't meet neighborhood guidelines.

It only takes a few minutes to complete the basic request form available online at [www.pioneer-trails.org](http://www.pioneer-trails.org). Be sure the work you plan meets neighborhood code.

## September 27 Neighborhood Yard Sale Prep

Here are some practical tips from yard sale experts to make our event better than ever.

Inventory what you want to sell. Price your items reasonably! Price items in increments of a quarter, 50 cents, 75 cents, \$1 to make easy change. Have an extension cord or batteries handy for buyers to test treasures.

# ***PIONEER TRAILS HOMEOWNERS ASSOCIATION***

## **Board Meeting Agenda**

**Tuesday, August 12, 2014 – 7pm**

Location: Silver Lake Baptist Church, 12918 35<sup>th</sup> Ave SE, Everett, WA 98208

### **Homeowners Forum (7:00-7:15) (Estimated time)**

#### **Call Board Meeting to Order / Establish Quorum (7:15)**

Jim Addington, President

#### **Approve Prior Meeting Minutes (7:15 – 7:20)**

Board Meeting - April 8, 2014

Bruce Meaker, Secretary/Treasurer

#### **Treasurer's Report (7:20 – 7:30)**

Bruce Meaker, Secretary/Treasurer

#### **Committee Reports (7:30 – 7:50)**

- |  |                    |
|--|--------------------|
| 1. Covenant Enforcement                  | Audrey Chamberlain |
| 2. Architectural Control                 | Garth William      |
| 3. Signage/Lighting/Entrance Landscaping | Bruce Meaker       |

#### **Manager's Report (7:50 – 8:00)**

Morris Management, Inc. (MMI) Jennifer Suemnicht

#### **Unfinished Business (8:00)-8:15**

1. Procedure revisions – Elections and Compliance
2. Transitioning to electronic communication with our members
3. Securing higher returns on our fund balances
4. Reserve Study - time to update / review?
5. PTHOA Storage - what do we own, where is it, and should it all be in one spot?
6. Soliciting in PT - What can we or should we do about it?
7. Ideas for topics in our newsletter
8. Entrance landscaping bids

#### **New Business (8:15 – 8:30)**

1. Private road maintenance
2. Ratify any decisions made between meetings
3. Upcoming Meeting(s): Board Meeting, October 14<sup>th</sup> – Board Meeting  
December 9<sup>th</sup> – Budget Ratification & possibly Board

#### **Adjourn (8:30)**

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

#### **Compliance Hearings**

Visit the Pioneer Trails website at [www.Pioneer-Trails.org](http://www.Pioneer-Trails.org) for additional information, such as Board of Directors Standards of Conduct & Responsibilities, Archived Newsletters, Governing Documents, Policies, Request Forms.

## PTHOA Financial Status By Bruce Meaker, Treasurer

As of June 30, 2014

### Assets

Operating	82,123.67	
Reserve	47,458.06	
Road	87,164.39	
Total Assets		216,746.12

### Liabilities

Operating	1,426.49	
Reserve	0.00	
Road	0.00	
Total Liabilities		1,426.49

### Equity

Operating	80,697.18	
Reserve	47,458.06	
Road	87,164.39	
Total Equity		215,319.63

### Owner Receivables

Member Assessment Receivable	1,910.00	(1.47% of Annual Assessments)
Road Fund Receivable	2211.00	
Late Fee Receivable	565.00	
Admin Fee Receivable	3055.00	
Misc. Income Receivable	0.00	
Legal Fees Receivable	<u>494.00</u>	
Total Owner Receivables		3,495.00

	<u>YTD Amount</u>	<u>% of YTD Budget</u>
Operating Income	130,189.38	(100.25%) (Amount billed)
Operating Expenses	68,616.88	(91.18%)
Replacement Fund Income	11,464.57	(100.13%)
Replacement Fund Expenses	14,329.86	(0.00%)

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### Yard Sale Prep continued from page 1

Have \$80-\$100 in change handy. \$20-30 in \$1's, \$20-30 in \$5's, \$20 in \$10's, a \$10 roll of quarters and maybe \$2 in dimes and nickels. Make extra money with a concession stand of popcorn, coffee, lemonade, water or fresh cookies

Clean Up Afterwards! Move things back in, clean up any trash. Take signs down. Donate left over books, audiobooks, CDs or DVDs to the Friends of the Mill Creek Library.

# Email Newsletter Coming

**Beginning January 2015!**

To save money, time, and the environment, we will begin delivering Pioneer Trails newsletters by email beginning next year. If you would like to receive your newsletters by email, please send your name, email address and phone number to Jennifer Suemnicht, our association manager, at [JSuemnicht@morrismangement.com](mailto:JSuemnicht@morrismangement.com) or by mail to Morris Management, Inc., at 325 118th Avenue SE, Suite 204, Bellevue, WA 98005.

**Pioneer Trails  
Homeowners Association**

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

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