

November 2011

Volume 10, Issue 3



What About Those Yard Signs?

As we have approached election season your Board has had several inquiries about our neighbors who have displayed political yard signs. The question has been, "Aren't those signs banned by our rules?" The answer is No. – Now for the whole story.

Our Covenant rules do not allow signs in your yard, with the exception of **For Sale** and **For Rent** signs, and then only with limitations. (See Declaration of Covenants, Article VIII. Use Restrictions, Section 8.10)

Any rules we establish as a neighborhood must conform to the law, and in the State of Washington, the law specifically allows for political yard signs, and specifically states that Homeowner Associations cannot ban these signs.

In addition, the US Supreme Court has said our right to political free speech is entitled to the "fullest and most urgent" constitutional protection, and should receive such protection above all other forms of free speech.

As a result, while we can and will do our best to enforce rules and regulations as appropriate, attempting to ban political yard signs is not possible.

We have watched democracy take hold in parts of the world where it was unimaginable just a year ago. As you drive through the neighborhood and see those signs, it should remind us all just how fortunate we are to have our political freedom, and the right to display a political yard sign.

For those neighbors with signs, please do remember to take them down right after the election.

Sincerely,
PTHOA Board of Directors

What's Inside:

- The Law & Political Yard Signs
- Seasonal Survival Tips
- Neighborhood Signs and Association Budget for 2012

Individual Highlights:

State Law	2
Tennis Keys	2
Seasonal Tips	3
Tree-Cutting?	4
Board Agenda	4
Board Minutes	5
Contact Info	6



State Law on Political Signs

RCW 64.38.034 - Political Yard Signs -- Governing documents.

the placement and manner of display of political yard signs.

(1) The governing documents may not prohibit the outdoor display of political yard signs by an owner or resident on the owner's or resident's property before any primary or general election. The governing documents regulations regarding

This section applies retroactively to any governing documents in effect on July 24, 2005. Any provision in a governing document that is inconsistent with this section is void and unenforceable.

Tennis, Anyone?

Summer may be past and fall waning fast, but it's never too late to stay in shape within Pioneer Trails. Not only do we provide our residents with three glorious miles of walking trails, but we enjoy a basketball court, soccer and softball field and plenty of climbing and sliding opportunities for the kids on the playground gyms.

And of course, our tennis courts are available year-round, if you're willing to swing your racket and chase down your tennis balls.

But just how do you get on court, past the locked gate? Just give Jennifer a call at Morris Management, Inc (425) 283-5858, extension 104. She will put you in touch with the community volunteer who handles court keys.

Tennis keys only cost \$15 and will unlock the door to fun on the court.



Leash 'Em Up

Our neighborhood "leash laws" require our dogs to be on a leash and under control whenever they're off their owners' property. The closest and best off-leash area (otherwise known as dog park) is in Willis Tucker Community Park in Everett. There are no off-leash areas in Pioneer Trails. Dogs must be on a leash whenever off their property.

And yes, that means the leash must be in the hands of who ever is walking the animal.

Remember, there is a \$250 fine for dogs off leash when off your property. And please be considerate of neighbors and others walking past your home, who can be frightened by dogs who run out of their front yards to meet and sniff them. A restrained pet is a neighborly and more appreciated pet.

"Be considerate of your neighbor and others."

Space Heater Safety

Did you know that space heaters are a major cause of fires and injuries? Here are some simple precautions to stay both warm & safe and keep fire trucks out of the neighborhood.

- Make sure it is certified and approved before you buy it.
- Read the manual.
- Keep space heaters at least 3 feet away from furniture, curtains, bedding, rugs or clothing.
- Keep space heaters away from water, especially in bathrooms.
- Keep children away and never leave a child unattended in a room where there is a space heater.
- Don't plug a space heater into an extension cord, unless absolutely sure it is the type and proper wire gauge.
- Don't use space heaters where gasoline or kerosene are used or stored. Space heaters can spark and start a fire.
- Never use a space heater to warm bedding, dry clothes, cook food or thaw pipes.
- When you're not using a space heater, turn it off and unplug it, especially before going to bed.

Install CO Detector

Did you know 200 people per year are killed by accidental CO poisoning? An additional 5000 people injured - more accidental poisonings than any other chemical substance. Purchase, install and periodically check your carbon monoxide detector to ensure that your efforts to keep your house warm aren't going to increase your risks for carbon monoxide poisoning increases dramatically. Here are some of the potential causes of CO poisoning:

- Natural gas furnaces (check for cracked furnace exchange)
- Gas water heaters (check for corroded or disconnected water heater flue)
- Fireplaces and wood stoves (check for dirty or clogged chimneys)
- Gas stoves (check for proper installation)
- Gas dryers (use outside ventilation)
- Any gas or kerosene appliance such as portable heaters
- Charcoal grills (don't operate inside or in an enclosed area such as garage)
- Gas engines such as lawnmowers, blowers and other yard equipment
- Automobile exhaust (especially dangerous in an attached garage)
- Cigarette smoke



Rain Drain and Pain

Seasonal storms can plug our gutters and drains with leaves and debris. And left to themselves, can create expensive messes. But take care climbing up and down ladders to rid yourselves of the windblown foliage. It's not the fall that hurts you, it's the sudden stop when you reach the ground.



Tree-Felling Plans On Hold

The best laid plans for felling a number of trees throughout the Pioneer Trails greenbelt areas have been put on hold by the PTHOA following an unfortunate injury to our longtime tree-cutter. The recent

broken leg of our 20-year contractor left him unable to meet our late October target date.

Homeowners who have critical tree issues, including tree roots impacting their fences or concerns immediately following storms should contact Jennifer at Morris Management, Inc.

Neighborhood Entry Monuments & More At Upcoming Board Meeting

The Association Board is preparing to take action on the entrance monument signs into our neighborhood in 2012. The two options under consideration include repairing/reworking the existing signage and fencing or removing and replacing with an updated design. The Board wants to ensure money is budgeted in 2012, although no designs or bids are in place yet. There should be more news by the end of 1Q 2012.

In addition to considering action to address these deteriorating signs, the Board will ratify the 2012 PTHOA budget unless a majority of owners specifically vote against the budget, as presented.

The Board anticipates no increase in financial obligations in 2012 and therefore sees no increases in owner assessments.

Board Meeting Agenda - Nov 8th

Board meeting to follow the Budget Ratification Meeting – Tues, Nov 8th (7pm) at Silver Lake Baptist Church at 12918 35th Ave SE, Everett, WA 98208

Unfinished Business

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

New Business

1. Review of "yard political signs", just to reinforce the issue for folks at the meeting
2. Current status of our plan for the entry way signs
3. Discussion of advertising in the newsletter
4. Ratify any decisions made between meetings
 - a. 2012 Budget Approved
5. Upcoming Meeting(s):
 - a. 2012 TBD – Board Meeting

Pioneer Trails Homeowners Association
Board of Directors Meeting Minutes – “DRAFT”
September 13, 2011

Presiding Officer: Garth Williams

Homeowners Forum: 7:00 pm

Meeting called to order at 7:26 pm

Quorum established: Garth Williams, Bruce Meaker, Maury Chamberlain

Members present: 9 homeowners present.

Morris Management, Inc representative present: Jennifer Suemnicht.

Purpose: The Board of Directors makes decisions for the overall benefit of Pioneer Trails homeowners.

Minutes: June 14, 2011 Meeting Minutes reviewed. Garth Williams made a motion to approve these Meeting Minutes. Maury Chamberlain seconded the motion. All in favor. **MSA**

Treasurer’s Report: Bruce Meaker reviewed the Financial Statements as of August, 2011. Garth Williams moved to approve and Maury Chamberlain seconded. All in favor.

Committee Reports: Garth Williams reviewed both reports.

- Covenant Enforcement: Covenant Enforcement forms were again discussed with regards to letting homeowners e-mail the complaint forms to the Board. No decision will be made until after consulting an attorney.
- Architectural Report: Homeowners were thanked for their compliance with the PTHOA guidelines by submitting ACC forms before starting projects.

Morris Management: Jennifer Suemnicht – Managers Report received and reviewed by Board.

Discussed swale cleanup project started as of September 13, 2011.

Unfinished Business:

1. -Tennis Court: Board approved new fee of \$15.00 for tennis court keys.
2. -Beaver and Coyote update: Nothing new to report
3. -Homeowner communications: Ken Harvey has volunteered to edit Trail Tails.

New Business:

1. 2012 Budget: Board will meet Oct.11, 2011 for a budget working session.
2. Entrance Monument Signs and Fences: 3 options from Jan Edgeworth’s earlier inquiries were discussed. Funds for replacement will be allocated during upcoming budget working session.
3. The board ratified payment of \$1450.00 in attorney fees for litigation to obtain a judgment and court order for an account with a longstanding history of noncompliance with our CCRs and assessments.

Meeting Adjourned: 8:15

Executive Session: 8:15-9:15 Held to discuss delinquent accounts and upcoming budget working session.

Meeting Reconvened: Payment plans for delinquent accounts and clarification of rule for trailer storage were discussed.

Meeting Adjourned: 9:15

Next Meeting; November 8, 2011. Silver Lake Baptist Church @7:00 pm.

Respectfully Submitted, by Maury Chamberlain, Secretary

Pioneer Trails Homeowners Association

2011 Board of Directors

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

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!

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
425.283.5858 x104
jsuemnicht@morrismanagement.com

Visit the website for important Association info, ACC Forms, CCRs, Rules, and more at www.pioneer-trails.org

Pioneer Trails Homeowners Association

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