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Burglaries Continue

Unfortunately, we continue to have burglaries. Two recent incidents happened in the day-time while the homeowners were away. In both of these cases, the front doors or sidelight windows were kicked in. Also, both of these homes have front doors that are more difficult to see from the street. If your architecture and landscape allow, you may want to consider making your door more visible.

This is also a reminder to us that we need to watch out for each others' homes and be alert to any suspicious or unusual activity in the area. This includes suspicious door-to-door solicitation that may be looking for empty homes.

When in doubt, call 911.

Your Help is Needed *On the Covenant Enforcement Committee! . .*

We live in one of the most beautiful developments in Snohomish County and we, the homeowners of Pioneer Trails are very proud to live here. In 2005, an established Covenant Enforcement Policy was developed with the primary purpose to maintain and enhance our property values. The governing documents were reviewed and approved by the PTHA attorney at that time. While homeowners have always been encouraged to resolve problems themselves if possible, there is a process to register your complaint by completing the Covenant Complaint Form (available at www.pioneer-trails.org).

Any P.T. homeowner can send in a complaint related to a covenant violation.

In order for this process to be effective, we need homeowner involvement. This is where we need your help! With additional participation in this committee, the time commitment is minimal.

Here's what's involved:

- Meet Committee members (one time only). Review the process, forms, and receive copies of the covenants and landscaping guidelines.
- If/when Morris Management receives a covenant complaint, you may be contacted and asked to review the property and determine if the complaint is in violation of the covenants (each complaint requires 2 committee members to review). You would complete a short form and mail (or e-mail) to Jim Baska of Morris Management. Morris Management takes direction from the Enforcement Committee, provides the documentation on all complaints, and handles all formal correspondence related to each complaint.
- No direct contact with the homeowner is required.
- Your identity & confidentiality will be maintained.

If you are willing to help on this committee, please contact Jim Baska 425-283-5858, x118

BOARD MEETINGS
LOCATION:
 Silver Lake Baptist Church
 12918 35th Ave. SE, Everett
TIME: 7—8:30 p.m.
MEETING DATES:

- September 8, 2008
- November 3, 2008

Calendar of Events:

- Sept. 27 Garage Sale

Thank you for your consideration of this very important position.

Pioneer Trails Homeowners Board of Directors

Planning on Making Changes to Your Home?

Painting, roofing, or remodeling???

Don't forget to get those Architectural Change Forms signed **BEFORE** you start your projects.

PTHA approval is required!!!

Why do I need these forms? . . . To enhance and protect the value, desirability, and attractiveness of the real property and our community.

Architectural Change Forms & a list of approved materials are available on the website at www.pioneer-trails.org or by calling 425.283.5858 x118.



Additional Roofing Material Authorized

At the April 7, 2008 Board Meeting, a roofing supplier requested that their product be considered for approval for use within Pioneer Trails. Since then, the Board has evaluated GAF/ELK in terms of appearance, quality, specifications, and warranty, and found it to be comparable to the Presidential TL Ultimate currently approved. The supplier provided a list of addresses that have GAF roofing installed and we looked at some of those homes. Based on these reviews, the decision was made to authorize the use of the GAF/ELK product. In the future, the Approved Roofing List will be formally changed. In the meantime, homeowners may submit requests to the Architectural Control Committee for GAF/ELK roofing and the requests will be approved if they meet the following specific criteria:

GAF/ELK Grand Canyon Lifetime Designer Shingles

Colors approved are: Sedona Sunset, Black Oak, Stone Wood, Mission Brown, & Storm Cloud Gray.

If you would like more information you can visit www.gaf.com.



Have a Covenant Complaint?

Try to resolve covenant concerns by talking to your fellow homeowners first. If this doesn't work, please complete a covenant complaint form. No complaint will be taken unless the complainant is willing to give his/her name, address, and telephone number. This is to ensure that the complainant is a member of PTHA & therefore entitled to make the complaint. No anonymous complaints will be taken.

Covenant enforcement complaint forms are available as follows:

On-line at: www.pioneer-trails.org OR Order a form at: 425.283.5858 x118

No Dumping Please!

Please remember that yard waste should be disposed of in the green yard waste bins.

The greenbelt is not the place to dispose of grass clippings or tree and bush trimmings from yards.

By the way, if you have a little room left in your green yard waste bin, you might want to add debris from the greenbelt or trails to help maintain our greenbelt.

Thank you for following the greenbelt guidelines.

Greenbelt Guidelines

To ensure PTHA covenants are followed, legal liabilities are minimized and the general appearance of Pioneer Trails is maintained, here is a reminder of our greenbelt guidelines.

Section 9.1 of the PTHA Covenants reads: *The Association through the Board of Directors shall preserve and maintain all Common Areas in the natural setting and in close conformity to the condition at the time Declarant conveyed the same to the Association. All pathways are to be kept open and free of all obstacles for safe access by all members.*

- 1) Clearing or removing vegetation in common areas in order to enhance the view from a residence requires board approval prior to any work starting.
- 2) All scotch broom, deciduous seedlings (less than 1 inch thick trunks), clover, thistle, blackberry bushes, tall grass, fireweed and other similar weeds can be removed at the common area. This does not need Board approval to be removed.
- 3) Grass can be cut for up to 2 feet adjacent to the homeowners property lines. Other vegetation can be removed for up to 2 feet adjacent to the homeowners property line if it is overgrowing onto the homeowners property. This does not need Board approval to be removed.
- 4) Any dead vegetation can be removed from the common area, including all branches, leaves, limbs, etc.. This does not need Board approval to be removed.
- 5) To keep trails open, up to 15 feet from each side of the trail can be cleared of all sight blocking and obstructing vegetation. Evergreen trees can only be removed if they hinder sight, are dangerous, diseased, dead or causing property damage. Written Board approval is required if homeowners are completing this task.
- 6) To keep streets open, up to 35 feet from each side of the road can be cleared of all sight blocking and obstructing vegetation. Evergreen trees can only be removed if they hinder sight, are dangerous, diseased, dead or causing property damage. Written Board approval is required if homeowners are completing this task.
- 7) Evergreen trees, salal, ferns, Oregon grape, and other plants and trees that are native to Washington State can be planted in the Common Area to take the place of removed items or enhance the general appearance of the area. These plants should be planted in a natural form so as to minimize the appearance of a "flower bed". Written Board approval is required if homeowners are completing this task.
- 8) All alder, poplar and other deciduous trees that are less than 4 inches in trunk diameter can be removed from the common area with Tree Committee or Board approval.
- 9) Evergreen trees that are less than 4 inches in trunk diameter may be thinned out and/or transplanted to ensure proper growth. Tree Committee or Board approval is required for this task.
- 10) All trees with trunks larger than 4 inches in diameter can only be removed if they are dangerous, diseased, dead or causing property damage. Tree Committee approval is required for this task.

***Note: When trees are removed, residents that have made requests are encouraged to replace the trees with small evergreens.**

****Note: Some of the land in Pioneer Trails is classified as wetlands. These areas come under special rules created by the State and County and as such cannot be treated like other greenbelt areas. If in doubt ask the board member in charge of these areas prior to starting any work.**



Community Garage Sale

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

Double Blueberry Shortcake Recipe

Blueberries have beneficial vitamins, minerals, and anti-oxidants. Pick up some fresh blueberries at the grocery store, farmer’s markets or at the several blueberry farms in the area. Here’s a recipe to try this summer.

Blueberry Sauce

- 1/2 cup water Pinch of salt
- 1/3 cup sugar Pinch of ground cinnamon
- 4 teaspoons cornstarch 2 1/2 cups fresh or frozen blueberries*
- 1/2 teaspoon vanilla 6 Blueberry Biscuits



In a medium saucepan, combine water, sugar, cornstarch, vanilla, salt & cinnamon. Cover over medium-high heat, stirring constantly, until boiling. Boil and stir about 1 minute longer. Stir in blueberries; cook until blueberries are glazed, about 30 seconds. Transfer into a bowl; refrigerate covered, until cold; about 1 hour. Meanwhile make Blueberry Biscuits.

* If frozen blueberries are used, omit the 1/2 cup water.

Blueberry Biscuits

- 2 cups flour 1/3 cup butter
- 2 tablespoons sugar 3/4 cup milk
- 1 tablespoon baking powder 1/2 cup fresh blueberries
- 1 teaspoon salt

Using a pastry blender or fork, cut butter into flour mixture until butter resembles small peas. Stir in milk until blended. Add blueberries, stirring until just combined. On a lightly floured work surface, pat or roll dough in a 1/2” thickness. Cut into 2 1/2” circles. Place on ungreased cookie sheet about 1” apart, bake until golden, 12 - 15 minutes. Cool on rack.

To serve shortcakes:

In a small deep bowl, beat 1/2 cup heavy cream, 1 tablespoon sugar, and 1/2 teaspoon vanilla until stiff peaks form; set aside. Cut 6 blueberry biscuits horizontally in in half. Top bottom half with 1/3 cup blueberry sauce and 2 1/2 tablespoons whipped cream. Cover with muffin tops. Enjoy!

Yields: 6 shortcakes and 2 1/2 cups blueberry sauce.

Reminders

1. RVs, Trailers, Boats, or Sports Equipment

If you have or will be using a recreational vehicle, trailer, boat, or sports equipment this summer, please be respectful of your neighbors & community. These items are generally permitted to be parked 24 hours before a trip & 24 hours after a trip, for loading & unloading on an occasional basis; “occasional” being defined as two times per month. Knowing that emergencies can occur & that exceptions may need to be made, all exceptions must be approved in advance by the Architectural Control Committee.

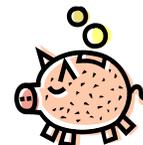


2. No Parking On Sidewalks

As a courtesy to our walkers, please request your friends, family, and guests to keep their cars off the sidewalks.

3. House & Lot Maintenance

Reasonable continuing maintenance shall be performed on all houses & lots in order to maintain a pleasing environment for all homeowners. Houses, including attached structures, & outbuildings shall not be allowed to be in a state of disrepair. Maintenance, such as keeping your lawn mowed, flowerbeds weed-free, and bushes & trees trimmed, will help with the value of your home & neighborhood. Remember, these are your assets & one of your greatest investments. Let’s maintain its value.



Thank you!

Questions & Answers

• **Can I put grass clippings in the Common Area behind my house?**

NO. Section 8.12 of the Covenants states: “No Lot or Common Area shall be used or maintained as a dumping ground for rubbish, debris, salvage, garbage, trash, equipment, cars, vehicles or other waste; trash, garbage or other waste shall not be kept except in sanitary containers. No yard rakings such as rocks, roots, dead grass and other materials accumulated as a result of landscaping shall be dumped on any Common Area, other Lot or into streets. The proper removal and disposal of all such materials shall be the sole responsibility of individual lot owners. The Association, through the Board of Trustees, shall have the power to assess any lot owner responsible for abusing said Common Areas as stated above by disposing such said materials or damaging any vegetation. The Board of Trustees may have any of the above stated infractions repaired, replaced and/or removed as it sees fit.

• **Can I use my motorized scooter on the trails?**

No motorized vehicles are allowed including motorized scooters or motorcycles. The exception to this are those designed for and utilized by handicapped/disabled persons. Authorized maintenance vehicles are also allowed on the trails.

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

Meeting called to order at 7:00 pm

- Date: June 2, 2008
- Presiding officer: Steve Booth
- Quorum established: Brenda Ferguson, John Torpey, and Dianne Ohoi
- Members present: Fifteen homeowners present.
- MMI present: Jim Baska

What does the “MSA” in the meeting minutes stand for?
 There was a **M**otion, **S**econd, and **A**ccepted motion.

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

Minutes: April 7, 2008 Board of Directors Meeting Minutes. **MSA.**

Treasurer’s Report: MSA.

Morris Management (MMI)’s Report: Board President’s signature for Annual Corporate Renewal is needed.

- 2007 Tax Return has been completed and forward to IRS on 4.18.08.
- Per Board’s direction, Pond Maintenance Contract was awarded to Aquatechnex.
- Per Board’s direction, 2 severely past due accounts were sent to Collections Attorney. Liens have been filed against their property.
- Northwest Gardener conducted the annual inspection of Pioneer Trails 4 backflow prevention assemblies as required by Silver Lake Water & Sewer District. Assemblies were tested, certified, and forwarded to Silver Lake Water & Sewer District at no extra charge (part of their Landscape Maintenance Contract).
- Received bids from Northwest Gardener for placing boulders as a drive over prevention.
- Per Board’s direction, received cost for repairing a non-county road from a garbage can fire and re-sealing the entire non-county road from Rainier Asphalt. This is for informational purposes only at this stage.
- Provided the Board with general information concerning PTHA’s insurance policies.
- Architectural Review: Approval letters were sent for 5 new roofs, 1 house paint color, & 1 miscellaneous landscape modifications. 1 house paint color & 1 storage shed are in committee review.
- Monthly Community Inspections (4.24.08 & 5.28.08): 10 first violation notices, 3 second violation notices, and 1 third violation notice were sent. 7 past violations confirmed complete.
- An updated Community Activity Report was provided.

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

Due Process Hearing: An opportunity for the homeowner with a landscaping violation was given. The homeowner did not show up. To proceed as per the PTHA governing documents and/or other steps will be under Board discussion.

Unfinished Business:

Drive-Over Area: After months/years of much research & cost analysis, the installation of boulders along a 200' linear area along the drive-over area on 125th Pl. SE was the most feasible to help prevent more drive-overs. Some of the other factors considered were ease of maintenance & minimal obstruction of views of lake. There was a motion to proceed. **MSA**

Volunteers Needed for Bridge & Sign Painting: A couple volunteers are signed up to help with the bridge painting. More volunteers are needed. No one has volunteered for sign painting. A request for volunteers will be posted in Trail Tales again.

Benches: Although the playground equipment is green, the matching bench does not come in that color. A blue bench with tan legs was selected and motioned for installation. **MSA**

Road Repair: A bid was received for sealing the non-county road for informational purposes. Jim will find out how many more years of life this would give to this road.

Ball Diamond: Re-seeding the baseball field is on hold as this would not be the best time of year. Most of the homeowners present suggested removal of the bases. There was a motion to remove the bases. **MSA**

Re-forestation of Greenbelt: There has been discussions that whenever a tree is removed, another young tree or sapling should be planted to help maintain our greenbelt. Brenda will contact Soil Conservation Group in February when they have their plant sale. Kevin will also get Northwest Landscape's feedback during their walk-about.

Roofing Option: The GAF ELK roofing manufacturer's Grand Canyon Shingle is still under review as we want to insure that the quality is equivalent to the Presidential TL Ultimate.

New Business:

- Upcoming Events:**
- i. Sept. 8, 2008 – Board Meeting (NO JULY OR AUGUST MEETINGS.)
 - ii. Sept. 27, 2008 – Community Garage Sale

Homeowner Comments and Concerns:

Dumping & Clear Cutting in Greenbelt: It appears that a resident from a neighboring development has been cutting trees in the PTHA greenbelt and dumping garbage directly behind their home. An assessment and photos will be taken by the Board and MMI after tonight's meeting. Cutting of trees to improve views, etc. or dumping in our greenbelt will not be tolerated by non-residents or Pioneer Trails residents.

Flower Beds: A homeowner commented that many flower beds in the neighborhood are not being maintained. We need to send reminders in the Trail Tales that maintaining our properties will maintain and uphold our home values.

Landscaper: A homeowner noticed that the grass around their mailbox hasn't been cut lately. Another homeowner mentioned that some branches were hanging too far into the road. Kevin will address this with Northwest Gardener during their walk-about this week.

Vinyl Fencing: A homeowner wanted to know how to go about changing the CC&R's to include vinyl fences. It was brought up that there are now vinyl materials that look like wood and maybe the CC&R's are getting out-dated and needs to be updated. The Board cannot change the CC&R's. The homeowners decide whether or not there will be any changes in the CC&R's. There is a formal process. Any changes to the CC&R's would require a special meeting where a homeowner would be given the opportunity to bring documents and samples supporting his/her request for a change in the CC&R's. It is a long process (possibly years), but it can be done.

Entrance Lighting: There are still lights in the north entrance that need repair.

Covenant Enforcement: The question posed was how often are covenant enforcement inspections done? Jim does a monthly inspection. Any issues that come up between monthly inspections are inspected at the following monthly inspection. More volunteers are needed to assist in the inspections and verify covenant enforcement issues.

Next meeting: Board Meeting on Monday, Sept. 8, 2008 at 7:00 pm, at Silver Lake Baptist Church.

Adjournment: 8:40 pm

Respectfully Submitted, Dianne Ohori, Board Secretary

Treasurer's Report (March & April 2008)

Pioneer Trails Homeowner's Association

Income and Expenditures

March and April 2008

	<u>March</u>	<u>April</u>	<u>YTD</u>
Income (including Road Fund)	892	853	126,401
Utilities Expense	49	406	951
Maintenance Expense	(2,264)	9,327	18,589
Administrative Expense	4,758	3,125	15,186
Total Operating Expenses	<u>2,543</u>	<u>12,858</u>	<u>34,726</u>
Net Income	<u>(1,651)</u>	<u>(12,005)</u>	<u>91,675</u>
Net Income Related to Road Fund	0	0	2,928
Net Income Related to Operations	(1,651)	(12,005)	88,747

Calling All Volunteers

Looking for a way to help our community while maintaining our property assets & values?

Here are some great opportunities for you to help and meet your neighbors:

BRIDGE PAINTING

We have a couple volunteers, but we could sure use more!

SIGN PAINTING

If bridge painting is not your thing, how about our signs?

COVENANT ENFORCEMENT COMMITTEE

Help make a difference in maintaining & enhancing our property values in the community.

For more information, please read the article about this committee on page 1 of this newsletter issue.

SECURITY COMMITTEE

We currently have no volunteers. As burglaries continue, it is time to be pro-active.

To sign up or to get more information, please contact Jim at Morris Management. Thank you for making a difference!

“Many hands, make light work!”



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: Sept. 8, 2008

2008 Board of Directors

President: Stephen Booth Treasurer: David Sant
Vice-President: John Torpey Secretary: Dianne Ohoi
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 Ohoi</i>
Paint Approval	<i>Judy Kimball</i>	Recreation	<i>Doug Desharnais</i>
Security		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