



Coyotes in Pioneer Trails

There have been a number of coyote sightings, particularly on the south side greenbelt adjacent to Archbishop Murphy High School. They travel between the southeast corner by the ball field to the southwest corner of the greenbelt behind the private road loop at 127th Place SE. The trail that runs from 127th Place SE behind the houses to Trail Lake has been temporarily closed. This is the area where one of our gardeners was pursued and stalked by two coyotes.



These coyotes were very aggressive and must be considered dangerous to small pets and children. Coyotes have been seen taking away a cat in the area of the playfield.

- People living along the length of the south greenbelt should be particularly cautious.
- Children should be accompanied by an adult.
- Long, retractable leashes are less desirable because your dog is further away from you.
- Even dogs tethered in the yard are at risk.
- Keep all food, including pet food, indoors. Coyotes have a keen sense of smell and are drawn to any food or food waste left outdoors.
- Bird feeders are also a problem because the seed that drops on the ground attracts rodents, which in turn attract coyotes.
- Compost bins and piles of grass clippings are prime habitats for rats. The USDA says that removing food sources is one of the most important things we can do to deter coyotes.

However, if you are confronted by a coyote pick up your child or pet and ***do not run***. Running activates the chase instinct. Instead, make a lot of noise and throw objects at the animal if you can. The idea is to make yourself big and imposing to frighten it.

In the meantime, the Board of Directors has obtained professional help and is considering the options to take quick action.

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BOARD MEETINGS

LOCATION:

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

TIME: 7 - 8:30 p.m.

MEETING DATES:

- June 7, 2010
- September 6, 2010
- November 1, 2010

Calendar of Events:

- Sept. 25 Garage Sale

BlockWatch Corner

There was an attempted burglary in the “Falls” about 12 am, the first part of May. Two men tried to enter a house through the rear sliding glass door. Fortunately someone was home and scared the two away.



A home was burglarized in Pioneer Trails during April. The burglars kicked in 2 doors that had deadbolts. Items stolen included tools, computers, furniture, and passports. The car was stolen from the garage. It was reported that the phone lines were cut.

With nicer weather coming and with reports of these incidents, please keep the following in mind:

- Be sure to have a trusted neighbor or friend watch your house when gone. They can pick up your mail, newspaper and handouts left at your door so that your house does not look empty. They can also change your lights in your house to make it look like you are still there. If you will be gone on an extended trip ask your friend or neighbor to mow at least the front lawn.
- Put away any valuables such as laptops and documents with account information such as bankcard statements where they are not easily visible. A safe or locked file cabinet might be a good place to put some of your items that could reveal your identity.
- Don't forget to lock the doors. If you have an alarm system, use it.
- Don't mention your departure on your personal blogs or social networking sites.

Be sure your sliding glass door has a strong lock and or that you use a “Charlie Bar” to secure it. If you have a gate to your backyard be sure it is locked and that no one can open it from the front.

Spring Cleaning ... Repairs ... Replacement

- Before the end of May, trail markers (bollards) throughout the neighborhood will be replaced. The replacement will be 6" x 6" treated posts with "jackets". The word "Trails" will not be carved in.
- Also before the end of May, the sport and tennis courts will be power washed. The courts will not be resurfaced this year. Wood benches throughout the neighborhood will be repainted; picnic tables repaired, re-anchored and repainted; bridge decks to be power washed and repainted. Care will be taken to reduce as much as possible debris going into the lake.
- As a result of recent inspections of the above items, the Board has decided that the volley ball net and poles next to the tennis court should be removed and disposed of. After evaluation, the Board concluded that the placement of the volley ball net could easily pose a nuisance to residents whose rear yards back the net. The condition of the net and poles is poor and there are no plans at the present to relocate it elsewhere.

The Board of Directors would like to know if this volley ball net will missed.

Please contact Jennifer Suemnicht at Morris Management:

jsuemnicht@morrismangement.com



Spring Haven Development Update

The McNaughton Group LLC has proposed a revision to plans to develop an 84-lot (previously 79) project of single family detached residences in four different phases to encompass 21.1 acres (previously 19.8 acres). The development is adjacent to Pioneer Trails on our south side. The development site is designated Urban Low Density Residential (ULDR 4-6 du/ac). Their present plans show extremely reduced lot sizes. The development also proposes two entrances off 35th Avenue SE, one of which will abut our south property line and wetland area.

The Pioneer Trails Home Owners Association has filed a notice to become a party of record with the Snohomish County Planning Commission so that we may continue to follow the development plans and attend any hearings presently set for July 2010 if necessary. Each request for notice represents only one voice. Any homeowner may also track this if they are interested and file a separate notice on-line or by mail.

Mr. Ed Caine, Snohomish County PD
3000 Rockefeller Avenue, MS 604
Everett, WA 98201

Parcel # 280528-003-004-00
Project # 10-100368-SD

Architectural Change Forms

MUST be approved & signed before beginning your project.

Forms are available on the Pioneer Trails website or
by calling or emailing Jennifer Suemnicht at Morris Management.

RVs, Trailers, Boats, & 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 2 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. More information can be obtained at the website.



Entrance Signs & Monument Fence Update

After much investigation and discussion, the Board of Directors recently decided to delay the replacement of the entrance signs/monument fences for up to two years to allow additional time to accumulate money in the reserve account for this project. In the meantime, the Board is looking into fixing up the existing signs and fences which will include pressure washing and repainting.

Board of Directors Meeting Minutes Draft (April 5, 2010)

Homeowners Forum 7:04 – 7:21

Meeting called to order at 7:22pm

Date: April 5, 2010

Presiding Officer: Chris Kern

Quorum established: Bonnie Foti, Andy Hamack, and Jan Edgeworth.

Members present: Three homeowners present.

MMI present: Jennifer Suemnicht

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

Minutes: February 11, 2010 Meeting Minutes reviewed. Andy Hamack made a motion to approve these Meeting Minutes. Bonnie Foti seconded the motion: All in favor. **MSA**

Treasurer's Report: Chris Kern reviewed the Financial Statements as of February 28, 2010.

Committee Report: None Reported.

Morris Management: Managers Report received.

Unfinished Business:

-Entrance Signs: Jan Edgeworth gave update on entrance signs and monument fence replacement. The Board and Manager working to obtain/summarize bids by the end of April.

-Beaver Dam: Andy Hamack updated status of the beaver dam as appearing to be stable. Periodic monitoring will continue.

Tennis/basket ball courts: Andy Hamack made a motion to approve power washing of both courts in an amount not to exceed \$960.00 plus tax. Bonnie Foti seconded the motion: All in favor. **MSA.**

New Business:

- Bonnie Foti made a motion to ratify the Board's decision to approve a contract with Adopt A Stream not to exceed \$400.00 for the purpose of providing analysis/ recommendations to the Board of the impact the beaver dam may have on the neighborhood. Andy Hamack seconded the motion: All in favor. **MSA**

-Bonnie Foti made a motion to ratify the Board's decision to approve an Attorney's review of the HOA documents to ensure compliance with current applicable laws and receive recommendations for improvements. Andy Hamack seconded the motion: All in favor. **MSA.**

- Discussion of Attorney's review of documents tabled until review is completed.

- Spring Cleaning Task List: Reviewed. Manager to obtain a bid. Board directed the Manager to obtain a separate bid to replace trail markers (bollards).

- Spring Haven Development - Trail Tales informed homeowners of proposed development; no inquiries/concerns received to date by Manager.

Next Meeting:

June 7, 2010 to be held at Silver Lake Baptist Church at 7:00 p.m.

Adjournment: 9:00 p.m.

Executive Session: 9:05 - 9:30

The Board voted unanimously to forward delinquent homeowner account 14000147 to collections.

Respectfully Submitted,

Jan Edgeworth, Secretary

REMINDERS

Please don't feed the birds and ducks around the lakes.

Motorized vehicles are not allowed on the trails.

Thank you!

Proposed Agenda for June 7, 2010 Board Meeting

Unfinished Business:

- Entrance signs: Update status - Jan Edgeworth.
- Spring Cleaning: Manager to provide update.
- Beaver Dam: Update status - Andy Hamack.
- Tennis and basketball courts power washing: Manager to update status.
- Spring Haven: Update status - Chris Kern and Bonnie Foti.
- Attorney Review: Discussion.
- Ratify Board’s decision to approve spending on cleaning/repainting entrance signs & monument fences.
- Ratify Board’s decision to approve spending to replace trail markers (bollards) in the neighborhood.
- Ratify Board’s decision to hire USDA Wildlife Services for help with coyote issue.
- Ratify Board’s decision to approve spending for periodic maintenance of items referred to on "Spring Cleaning Task List".



New Business:

- Coyotes: Update status - Andy Hamack.



Let’s Keep Our Children Safe!

Did you know there is a Snohomish County Leash Law?

There is a \$250 fine for dogs off leash in non-designated areas.

Please note that there are no off leash areas in Pioneer Trails. Some dogs have been off leash in the playground/soccer area while children were present.

Our children’s safety is most important.

Volunteers Needed

- ▶ BOARD MEMBERS: Currently there are 3 open positions on the Board. We sure could use someone with either a financial background or a construction background. If you would like to help, please contact Jennifer at MMI at 425.283.5858 (x104) or by email at jjuemnicht@morrismangement.com.
- ▶ BLOCKWATCH COORDINATOR: Currently we do not have anyone doing this very important service for our community. The County Sheriff’s office provides many services and encourages community members to get involved. If you have a desire to help your community be a safer place to live and help the Sherriff’s office help us, please contact Jennifer at MMI at 425.283.5858 (x104) or by email at jjuemnicht@morrismangement.com.

Fun Summer Activity

This is a great time to enjoy the outdoors,

and put some cleaning touches on that yard, flower beds, driveway and sidewalk areas.

A little TLC now will make for less work later and keep the neighborhood looking great!



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: June 7, 2010

2010 Board of Directors

President: Chris Kern *Vice-President:* Bonnie Foti
Secretary: Jan Edgeworth *Treasurer:* OPEN
Member At Large: Andy Hamack

<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	Brenda F. & Andy H.	Fountains & Lights	Ken Bemis
Lakes, Ponds, Swale		Maintenance Contracts	
Newsletter	Dianne Ogori	Paint Approval	Judy Kimball
Recreation	Doug Desharnais	Security	
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: Morris Management, Inc.
325 – 118th Avenue SE, Suite 204
Bellevue, WA 98005

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