

A scenic photograph of a wooden bridge over a stream in a lush green forest, serving as the background for the newsletter header.

SPRING

2020

# PIONEER TRAILS NEWSLETTER

## Spring is finally here!

### Homeowners Corner

**Budget Ratification Meeting:  
December 3, 2020**

**Location:** Hilton Lake Fire Station  
– 3525 108th St. S.E., Everett  
Time: Meetings will begin at 7:00  
p.m. and homeowners are en-  
couraged to attend.

#### Board of Directors

Audrey Chamberlain—President  
Bonnie Foti—Vice President  
Will Matheny—Treasurer/ Secre-  
tary  
Andy Hamack—Member at Large  
Steve Smith—Member at Large

Port Gardner Management, Inc.  
Tom Gish, Manager 425-  
3391160 ext. 223 or email  
[tgish2portgardnermgmt.com](mailto:tgish2portgardnermgmt.com)

#### **Questions or Concerns contact:**

Port Gardner Management, Inc.  
Tom Gish, Manager 425-  
3391160 ext. 223 or email  
[tgish2portgardnermgmt.com](mailto:tgish2portgardnermgmt.com)

### Due to the Coronavirus

- **No Spring Garage Sales.** The PTHOA will not be provide advertising or signage for the annual spring garage sale.
- **Play grounds will continue to be closed.** When the State ban is lifted the caution tape and closed signs will be removed.
- **Annual PTHOA picnic has been cancelled for this year.**
- **The only homeowners association meeting that will be held in 2020 will be the budget ratification meeting on December 3rd.**

*Thank you for your understanding during these challenging times.*

### **Reminder—Green Belt Guidelines**

Section 9.1 of the PTHOA 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.

- 1) Clearing or removing vegetation in common areas in order to enhance the view from a residence. *Prior written Board approval is required.*
- 2) Scotch broom, deciduous seedlings (less than 1 inch thick trunks), clover, thistle, blackberry bushes, tall grass, fireweed and other similar weeds can be removed in the common area. *This does not need Board approval to be removed.*
- 3) Grass can be cut up to 2 feet adjacent to the homeowners property lines. Other vegetation can be removed up to 2 feet adjacent to the homeowners property line if it is overgrowing onto the homeowners property. *This does not need Board approval.*

## Welcome Committee:

For the year 2019, we had thirteen new Pioneer Trails homeowners! A “welcome committee” member provided the new owners information about our association. This included:

- Map of the development
- Annual summer picnic information
- Bi-annual garage sale
- Paint Selection Form (for painting house, sheds, decks and fences)
- Architectural Change/Alteration Form (fencing, sheds, decks and major home improvements)
- Covenant Compliance Form (used by homeowners to file a covenant complaint)

### **Remember ACC request is a MUST**

If you are planning any architectural changes to your home i.e., exterior painting (even for existing color), fencing, outdoor buildings, major landscape change etc., make sure you submit an ACC request for approval. Include drawing design or pictures with your request. The forms can be found at [Pioneer-trails.org](http://Pioneer-trails.org)

## **Moss Problem ?**

**With our wet Pacific N.W. winters, moss can be a problem for homeowners.** When excess moss growth causes moisture to remain trapped on a roof, the shingles themselves can weaken and rot over time. If you ignore the moss on your roof for years at a time, you may significantly shorten the lifespan of your roof. The moisture actually softens the porous material, leaving it with a much higher vulnerability to elements like rain and wind.

Walkways, driveways and decks can also be susceptible to moss issues. Annual power washing can take care of this problem and eliminate the danger of slips and falls as well improve the appearance of your home.

## Green Belt Guidelines (continued)

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. *Prior written Board approval is required.*

6) 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”. *Prior written Board approval is required.*

7) All alder, poplar and other deciduous trees that are less than 4 inches in trunk diameter can be removed from the common area. *Prior written Board approval is required.*

8) Evergreen trees that are less than 4 inches in trunk diameter may be thinned out and/or transplanted to ensure proper growth. *Prior written Board approval is required.*

9) All trees with trunks larger than 4 inches in diameter can only be removed if they are dangerous, diseased, dead or causing property damage. *Prior written Board approval is required.*

## **Keep your contact data updated**

Logon to the Pioneer Trails website and review/update/correct your personal info. Please review:

- Name of homeowners
- Preferred phone number on file
- Email address up to date (this is important as from time to time the board or management company may need to send an urgent email that affects homeowners.