

TRAIL TALES

PIONEER TRAILS HOMEOWNERS ASSOCIATION

February 2012 Edition

Annual Board Meeting

Homeowners Association
Election of New Officers

Tuesday, March 13, 7 pm
Silver Lake Baptist Church 12918 -
35th Avenue SE, Everett

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HOME BURGLARIES

On February 7, the Snohomish County Sheriff's Office hosted a meeting on burglary prevention at Mariner High School. Three property crime detectives spoke with attendees on recent home burglary statistics in south Snohomish County, how burglars operate and what we can do to protect our homes and neighborhoods.

Coincidentally, one of the best things sheriff's deputies noted we can do to protect ourselves is have residents on every block organized as a neighborhood block watch team. Burglars avoid areas where the word is out that someone is always watching.

The Sheriff's Office has noted an increase in burglaries for South County since last August.

Statistics show most burglaries appear to occur while homeowners are at work or running errands,

between 10 am and 4 pm, Monday through Friday.

More prolific burglars may commit 3 -5 burglaries a day. A good burglar can get in and out of our homes in a matter of minutes.

If you discover that you have been burglarized:

- Call 911. Describe the situation and ask for a deputy.
- Bring out your household inventory (which lists serial numbers, descriptions, and photos of household items that you have prepared) to give to the deputy.
- Check your home for what was stolen.
- Don't touch anything!!!! Blood, cigarettes, finger prints, muddy foot prints, etc. can be evidence.

For more information about what to do if someone you don't know is at your door see the back page.

PIONEER TRAILS HOMEOWNERS ASSOCIATION

February 24, 2012

Re: 2012 Annual General Meeting

Dear Homeowner(s):

Please join us for the 2012 Annual Meeting for the Pioneer Trails Homeowners Association!

When: Tuesday, March 13, 2012 at 7:00 PM (sign in starts at 6:30pm)

Where: Silver Lake Baptist Church, 12918 35th Ave SE, Everett, WA 98208

Your attendance, in person or by proxy, is very important because no business can be conducted unless we have a quorum (in the case of Pioneer Trails your quorum is 10% of total ownership or 31 homeowners) represented at the meeting. If we do not have sufficient attendance to achieve a quorum, our Association may be faced with the additional expense of re-scheduling the meeting. Therefore if you are not absolutely certain you will be able to attend, ***please complete the enclosed proxy and return it per the instructions on the proxy form.*** If your plans change and you are ultimately able to attend you may retrieve your proxy when you sign in and participate in person.

One of the primary purposes of this meeting will be to elect as many as (3) three new Directors to serve on the Board. These terms will begin immediately following a successful election and continue for one - two years.

Serving on the Board can be a rewarding and educational experience as well as a wonderful way to participate in and contribute to our community. If you think you might be interested, please review the enclosed information regarding service and complete the Profile form (salmon-colored paper) so your neighbors will have some additional information about your background, special interests, and areas of expertise. Profiles should be returned to Jennifer Suemnicht, Manager at Morris Management, Inc., by fax (**425-283-5859**) or mail (**325 – 118th Avenue SE, Suite 204, Bellevue, WA 98005**) and must be received at Morris Management, Inc. by the close of business on Monday, March 12th, 2012 for your name to be pre-printed on the ballots. Write-in votes may also be entered during the meeting.

If you are not sure about making the commitment to serve on the Board, but would like to be involved, committees are another fantastic opportunity to participate and contribute. If you are interested in serving on a committee, please complete the Profile form and return it to Morris Management, Inc. or bring it with you to the meeting.

2012 will be an exciting and eventful year at Pioneer Trails. We look forward to seeing you on the 13th!

See pages *Annual Meeting Info Enclosed: Proxy form, Volunteer Profile form, Agenda, Draft Minutes*

Visit the Pioneer Trails website at www.Pioneer-Trails.org for additional information, such as Board of Directors Standards of Conduct & Responsibilities.

Archived Newsletters, Governing Documents, Policies, Forms & Info available on the website at www.pioneer-trails.org



**Spring Pioneer Trails
Garage Sale!**
Sat, April 28th
**Your chance to make a few dollars from
clearing out the closet, shed and garage.**

ANNUAL PTHOA MEETING

Tuesday, March 13th, 2012

7PM – 6:30sign in

Silver Lake Baptist Church, 12918 35th Ave SE, Everett, WA 98208

1. 6:30 -7:00- Sign in and distribution of Ballots
2. 7:00 - Call to Order
3. Introductions
 - a. Confirmation of Quorum
4. Approve Prior Annual Meeting Minutes
5. 2011 Accomplishments / 2012 Goals
 - a. Summary from Board President, Jim Addington
 - b. Manager Report, Jennifer Suemnicht, Morris Management, Inc.
6. Member votes
 - a. 70-604 Tax Form
7. Board Election
 - a. Introduction of Candidates
 - b. Election
8. Homeowner's Forum
9. Meeting Adjourned

Annual PTHOA Meeting Minutes (Draft)

February 10, 2011

Meeting called to order at 7:05pm

Presiding Officer: Chris Kern

Board Members present: Andy Hamack, Jan Edgeworth

Members present: 74 homes represented.

MMI present: Jennifer Suemnicht.

Introduction of Board Members: Chris Kern, Andy Hamack and Jan Edgeworth

Confirmation of Quorum: Quorum met.

Guest Speaker: Dale Valliant – Traffic Investigation Supervisor with Snohomish County Department of Public Works.

Accomplishments for 2010: Summary from Board President, Chris Kern

Managers' Report: Jennifer Suemnicht of Morris Management, Inc.

Member Votes: 70-604 Tax Form. This recognizes that excess money from last year's budget will be applied to the budget for 2011. All present voted to accept.

Board Election: Introduction of candidates Garth Williams (absent), Dave Woodson, and Bruce Meeker (absent). Homeowner, Jim Addison, volunteered for a Board position. The Board was unanimous in accepting Mr. Addison's candidacy. These candidates were voted in by all homeowners present.

Homeowner's Forum

Meeting adjourned: 8:10

Respectfully submitted, Jan Edgeworth, Secretary

PTHOA Board Meeting Minutes “Draft” Summary

January 24, 2011

Homeowners Forum: 7:05 – 7:15 pm Regular PTHOA Meeting called to order at 7:18

Presiding Officer: Jim Addington, Board President Quorum established: No Quorum required.

Board Present: Jim Addington, Garth Williams, Bruce Meaker, Maury Chamberlain

Homeowners present: 4 homeowners present. MMI present: Jennifer Suemnicht

Purpose: The purpose of the Board of Directors is to make decisions for the overall benefit of Pioneer Trails homeowners.

Minutes: 2012 Budget Ratification, November 8, 2011 Meeting Minutes reviewed and approved.

Treasurer’s Report: Bruce Meaker reviewed the Financial Statements for the end of year, 2011. Moved to accept and seconded the motion. All in favor.

Committee Reports: Garth Williams-Covenant Enforcement: Garth Williams gave report. Covenant enforcement request e-mail form discussed during managers report from Morris Mgmt.

-Architectural Report: Garth Williams gave report

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

Moved, seconded and approved to accept e-mailed Covenant Enforcement Request Forms in the standard PTHOA form or other forms such as Morris Mgmt. form with all requested info included.

A supplement to the Management Agreement with Morris Mgmt. provides a clause for change in management fees via budget approval. Moved and seconded. All were in favor.

The date for the next Board Meeting was set for March 13, 2012.

Unfinished Business:

Monument Signage – Potential contractors invited to submit competitive bids over the next few weeks.

New Business:

1. Employee dishonesty insurance discussed and will be checked for necessity by PTHOA all volunteer board. Moved, seconded and approved to continue policy, but check applicability.
2. Annual Meeting planning prior to publishing notice on the 27th Feb. Informal planning session needed to discuss a. Elections and b. Call for Volunteers.
3. A board decision to renew our PTHOA liability insurance with the Philadelphia insurance company was ratified. This will result in an annual saving of approximately \$2000.
4. *Annual Meeting March 13, 2012 – Newsletter February 27, 2012*

Regular Meeting Adjourned: 8:15.

Executive Session: 8:20 – 8:55 Executive session held to discuss Board Member’s resignation, along with covenant enforcement proceedings, homeowner’s dues in arrears, and whether to have our attorney file claim on acct.14000122

Meeting Reconvened: 8:57 Decision made to wait until after January 30, 2012 to file claim on acct.14000122

Meeting Adjourned: 9:00



Residential Owners Association Volunteer Profile

Community: **Pioneer Trails Homeowners Association** Date: ____/____/____

Name _____ Email _____
Address _____ Phone _____

I am interested in serving on the following:

- Board of Directors
- Committee (please note any special interests)

Please provide a few sentences about your background or any special skills you feel are applicable.

1. Please share what leads you to apply to serve on the Board or a Committee.

2. From your past work / life experiences, which skills have you developed that will assist you in this work?

3. From what you know of the Association position so far, what might be your objective?

4. In what ways will serving in this position be of benefit to you in your life?

5. Have you served in a similar position elsewhere? If so, where and in what capacity?

Pioneer Trails Homeowners Association Meeting PROXY

- **COMPLETE THIS PROXY IN ITS ENTIRETY EVEN IF YOU ARE PLANNING ON ATTENDING THIS MEETING. THE PROXY WILL BE VOIDED SHOULD YOU ATTEND.** (YOUR PLANS MAY CHANGE AT THE LAST MINUTE – MAKE SURE YOUR ASSOCIATION CAN CONDUCT BUSINESS AT THE MEETING BY SUBMITTING THIS FORM.)
- **All parties having an ownership interest in your home should sign if possible**, such as husband and wife or all owners in common, etc.
- **You may appoint anyone to vote your interest.** Any person who will be attending the meeting and will represent you may be appointed by completing this form. If you do not have a substitute to represent you at the meeting, you may assign the proxy to a specific Board member by name (see the list at the bottom of the page). A person's name must be entered as your representative - listing "Any Board Member" below will invalidate your proxy.
- **If you do not wish to vote, but want to be represented at the meeting for quorum purposes**, please check the appropriate box in the Proxy form below. (You must still appoint a representative who will abstain from voting.) If no one is listed below, but the balance of the Proxy (checkbox, date, name, address and signature) is complete, **Jim Addington, Maury Chamberlain, Garth Williams, Bruce Meaker** will be entered as your representative for quorum purposes.
- Please complete your current Unit or Lot Physical Address in the space below – **lack of representative, address, signature and date invalidates the proxy.**
- **You may mail, email or fax your completed proxy to Morris Management, Inc. or send it to the meeting with your designated representative.** If you are sending your proxy to Morris Management, it must arrive at their office by noon the day before the meeting.
- **Your representative must be present and signed in** by the roll count manager prior to the beginning of the meeting.

○ **Mail: Morris Management, Inc.**
Attention: Jennifer Suemnicht
325 – 118th Avenue SE, Suite 204
Bellevue, WA 98005

Fax: (425) 283-5859

Email: jsuemnicht@morrismanagement.com

An individual person's name must be entered below as your representative - listing "Any Board Member" below will invalidate your proxy.

As owner(s) at **Pioneer Trails Homeowners Association**, I / we appoint:

(Name of a specific person who will attend the meeting in your place.)

as my / our true and lawful attorney-in-fact to exercise my/our voting rights at the **2012 Annual Meeting** of the membership of **Pioneer Trails Homeowners Association** with respect to any and all matters that may come before the meeting, granting to the attorney-in-fact full power of substitution in the premises.

Notwithstanding the foregoing, by checking this box I / we direct my / our appointee to abstain from voting on my / our behalf. This Proxy is for quorum purposes only.

Dated: _____

Owner's Name(s): _____

Unit / Lot Number: _____

Unit / Lot Physical Address: _____

Owner's Signature(s): _____

Current Board Members: Jim Addington, Maury Chamberlain, Garth Williams, Bruce Meaker

FENCING ISSUES AT LAST HOMEOWNERS' FORUM

PTHOA board meetings feature Homeowners' Forum, which provide an opportunity for residents to raise issues, share concerns and ask questions. During the Homeowners' Forum, attendees are also given an opportunity to suggest items for the next Board meeting's agenda.

At the January 24 Homeowners' Forum, there was a discussion about PTHOA fencing requirements and CCR guidelines.

Many of the fences in the neighborhood are over 20 years old and part of the original development. And fall and winter storms have left many of them battered or with sections blown down.

PTHOA community codes and covenants don't require fencing. However, if property owners build or replace a fence for privacy, protection and security our codes require that it be constructed from wood to be consistent with the nature of the neighborhood. No metal, vinyl, brick or composite material fences are allowed within Pioneer Trails. And the most attractive side of the fence needs to face out towards the street to ensure the beauty of the neighborhood.

Homeowners are also reminded that they do not need PTHOA permission to trim or remove any trees in their yards, nor any trees in greenbelt property (behind or beside their homes) which have grown within 2 feet of their property line and are affecting their fences. Homeowners should contact the PTHOA if they spot dead, diseased or trees within the greenbelt which appear to be subject to falling onto their property.

Continued from page 1, Home Burglaries -

If you come home and the door is ajar or you think a stranger is in your home:

- Don't go in! Stay outside!
- Call 911 immediately. This will become a priority call.
- Don't confront the burglar. Burglars do not want to be caught. They can hurt you while trying to get away.

Sometimes people come home from vacation or business trips to discover that they have been burglarized. In this case, it may be more difficult to determine when the burglary happened. And it may be more difficult to determine who did the burglary. "Burglaries in progress" receive higher priority because there is a better chance to catch the burglar in the act and the danger of harm to the victim is higher. But, regardless of how long ago you think it happened, you should still call 911.

Whether you're a snowbird or just enjoy day-trips, let your neighbors know when you're going to be out-of-town for more than a day. You don't want your home to seem unattended. Ask them to watch your home for you, removing any flyers, door hangers or newspapers or even cutting your front lawn for you. Offer to return the favor when the time comes.

Easter Egg Hunt Coming

A volunteer coordinator is at work on a fun easter egg hunt. Last year's event began at 10am Easter Sat at the Trail Lake. Volunteers interested in helping or hiding eggs (9am Sat) should call Jennifer at Morris Management by 4pm Friday.

Contact Morris Mgmt.

Pioneer Trails Homeowners Assoc.

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

Home Burglaries Up Nearby!

If you are home and you hear an unexpected knock at the door, do you answer, ignore or hide? Burglars often go to a target house and knock to see if anyone answers. If someone does, they may make up a story about selling something, needing help or they are looking for someone. In some cases, some intruders have then kicked in the door, broken a window or sliding glass door. For safety, do this:

- Look through your peephole to see who it is. If you don't recognize the person, yell through the door that you are not interested. If the person refuses to leave, warn that you are calling 911.
- Noisy alarms usually cause burglars to leave. If he/she won't leave, press the panic button on your car's key fob or home security system. Your car horn or alarm will convince the person to leave and alert any neighbors who may be around that you need help.
- Call 911 and report what happened. A good description of the suspicious person on the other side of the door can be very helpful to sheriff deputies.

Searching for Those Who Care

Consider joining others who volunteer a few hours each month or quarter to keep our neighborhood wonderful and desirable. There are a number of opportunities available, for every interest, including being part of our Neighborhood Watch, help with walking trails, caring for our waterways and wildlife and even planning seasonal events (such as Easter and summer block parties) and other opportunities. If you're interested in being part of a group who cares, go to the Pioneer Trails Homeowners Association website, come to the Annual Board Meeting and introduce yourselves. Or give Jennifer a call at Morris Management, Inc. at (425) 283-5858. Remember, it only takes a little bit of time and interest to make a real difference.

Pioneer Trails Homeowners Association

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

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