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The Quarterly Newsletter of the Montreux Home Owners Association**Issue 31****President's Corner**

By Joe Preston
Board President

Many Montreux residents are unaware that there have been a number of serious vehicle accidents in our community. There have been two separate accidents involving fatalities on Village Park Drive and at least one near fatal accident. Excessive speed is thought to have been a factor in both of the accidents resulting in fatalities. In the other accident, a Montreux resident suffered serious life threatening injuries when she was struck by a car while walking on the sidewalk along Village Park Drive. All of these occurred on the Lakemont stretch of Village Park Drive, nonetheless this is an integral part of our living and driving community.

Less you think the Montreux side of Village Park Drive is safe, we would encourage you to observe the trees lining the street as you drive down the hill. Notice that there are a significant number of trees that are smaller and younger than those that were planted almost 20 years ago. Impossible as it may seem, virtually all of these smaller trees have been replacements for trees hit by out of control vehicles. The good news, and the bad news, is that our original trees are reaching the maturity level where they will soon win the collision battle with an out of control vehicle.

Over the years, a number of residents have questioned the need for a 25 mph limit on the Montreux side of Village Park Drive. Keep in mind that the speed limit was not set arbitrarily but was dictated by

what was safe given the downhill grade and extreme curves. Experience has shown that even 25 mph is excessive in heavy rain, snow or icy conditions.

As all of you know, it takes conscious effort to stay within the 25 mph speed limit when going down the hill. It is easy for drivers, especially those coming from a higher speed zone on the Bellevue side, to unconsciously let the downhill grade take them to dangerous speeds.

We would encourage you to remind all drivers in your family of the very real dangers that exist on this road – not to mention the risk of a speeding citation.

“...there have been a number of serious vehicle accidents in our community.” “...it take conscious effort to stay within the 25 mpg speed limit when going down the hill.”

Of course, we need to remain diligent when driving our interior streets as well. Recently one of our residents noticed a delivery truck that was routinely speeding through our neighborhood. He reported it to the company and received a quick response and promised correction of the problem. We've also noted that a few of our residents have placed “Children at Play” markers to alert drivers when there are children playing in the area. Thanks to those residents and to all of you who make a conscious effort to keep our streets safe.



Exterior painting, roofing, tree cutting, additions and other visible work require ACC approval

“Police say that residential burglaries occur most often during daylight hours.”



Making Exterior Changes to Your Home?

By Jerry Mack
Architectural Control

First of all, a big thanks to those homeowners who have contacted the Montreux Architectural Control Committee (ACC).

This is another reminder that there is a requirement in the Covenants to contact the ACC before doing any work on your home that changes it from the originally approved con-

figuration. This includes exterior painting, roofing, tree cutting, additions and other visible work. At this

“...contact the ACC before doing any work on your home that changes it from the originally approved configuration.”

stormy time of the year, installation of fixed/stationary electrical generators is popular. Montreux's HOA requirements for such gen-

erators include screening the units (so as not to be seen from the street) and operating within noise limitations (maximum noise level of 75 dBA at 7 meters away from the unit).

If you plan on any exterior work to your home or have any questions, please give me a contact me at: 425-641-3453 or jerrymack06@comcast.net

Montreux Home Burglarized

Early in December, a Montreux residence was burglarized during morning daylight hours. The thieves gained entry by breaking into an upper story window while the resident and her children were gone between 10:45 am and 12:45 pm.

The burglars stole primarily electronic gear — laptops, DS players, electronic games, etc.

Police say that residential burglaries occur most often during daylight hours. One of the best defenses against burglary for any homeowner is good communications with neighbors and a commitment to watch out for each other. Your neighbors will keep an eye on your home when you're gone if you ask them to. If you regularly

leave your home at a given time, share your schedule with your neighbor so that they can be on the alert for suspicious behavior.



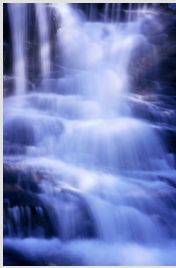
City Permit Required for Alarm Systems

Under a new program adopted by the City of Issaquah, all residents with a home alarm system are required to register their alarms. Your alarm company will facilitate the initial registration and fee payment for your alarm.

For residential alarms, the two-year permit fee is \$24. Alarm users who do not have a false alarm during their two-year permit period can renew their permit without paying another fee.

In an effort to curb expenses involved with police responding to false alarms, the City will levy fines for each false alarm. Every false burglar alarm will result in a \$100 fine, while each false robbery or panic alarm will result in a \$200 fine. In addition, a \$200 fine will be levied if the alarm site does not have a valid permit for each police response.

For more information on the City's new false alarm program, go to www.ci.issaquah.wa.us/ alarms.



“All systems are currently working as they should in all three lakes and at both falls at the bottom of the hill.”

Aquatic Accents Flaunt Their Watery Wellness ☺

By Jerry Lilly

Ponds & Waterfalls

All systems are currently working as they should in all three lakes and at both falls at the bottom of the hill. The waterfall pumps will routinely turn off late at night and all day during freezing weather. This summer, the water retention ponds were chemically treated by Northwest Aquatic Eco-Systems out of Olympia. They gave us great service at a reasonable price, so we will continue to use their services again next year.

The best news of the year came when a representative of Pro-Vac inspected two of our three water retention ponds. Pro-Vac is a company from Puyallup that specializes in dredging

lakes and ponds that have accumulated too much sediment over the years. He concluded that our lakes were in the best condition that he has ever seen, and he sees no need for us to be concerned about dredging the ponds at any time in the near future. He did stress, however, that we homeowners need to be diligent about making sure that the drainage pipes into the ponds from each property are not blocked by debris. They need to be clear of obstructions for the ponds to perform properly.

Each homeowner that lives on the ponds should annually check their drain pipe to make sure that it is functioning properly.

Next year we are planning to replace the electrical control panel for the water feature at the Montreux entrance on Newport Way. While the existing (original) control panel is still functioning, it's on its last leg and no longer meets code.

“Each homeowner that lives on the ponds should annually check their drain pipe to make sure that it is functioning properly.”

Guidelines for Tree Pickup After the Holidays

By Bob Keillin

Government Affairs

As a reminder to those planning to use curbside recycling to dispose of Christmas trees, you'll need to take some extra steps to ensure your tree will be hauled away. In the past, homeowners simply had to haul their intact tree to the curb. However, in recent years, Waste Management has implemented some strict guidelines for Christmas tree pickup. For a sure-fire send-off of your tree:

1) Remove all decorations, ornaments, tinsel and flocking (the artificial snow-like substance used on some trees). Recycled holiday trees are processed into compost; foreign objects contaminate the process.

“...Waste Management has implemented some strict guidelines for Christmas tree pickup.”

2) Cut the tree into pieces less than four feet long. For most trees, that simply means cutting them in half.

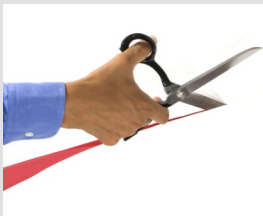
3) The base of the tree stump should be no larger than four inches in diameter. Again, for most trees, this will not be a problem.

If you're not excited at the thought of chopping your holiday tree in half, be on the lookout for flyers from charitable organizations who will pick-up and recycle your tree, usually for a reasonable donation. And if you're looking for even more options, search for the term “tree-cycling” at <http://www.kingcounty.gov/>.



**Make sure
driveway
entrance lamps
are always in
good working
condition.**

**"It's a great way
to meet
neighbors and to
cement relation-
ships in the
neighborhood."**



**Snip this form
and return with
your dues.**

More Bright Ideas

By John Bryon
CC&R's

A friendly reminder from the Board to please do your part to ensure that our neighborhood is safe and well-lit during these winter months. To quote from our CCRs: "YARD LAMPS: Driveway entrance lamp, with automatic on-off device (timer or light sensor), must be properly functioning. This is necessary



due to the absence of conventional streetlights in Montreux."

Please observe your entrance lamp(s) frequently to

make sure they are in good working condition. When necessary, replace the light bulbs and/or check to make sure the light sensor is working correctly. If you find that your bulbs are not working or burning out frequently, you may want to enlist the help of an electrician to inspect the wiring and the automatic sensor.

Webmaster and other HOA Volunteers Needed

At the end of every year the HOA Board puts together a slate of officers for the following year, which then gets voted on by residents attending the annual meeting.

Please take a few moments to look over the list of committees listed in your directory and consider volunteering for one of them. We especially want to get new residents involved and to keep fresh ideas flowing for our community.

The Board is considering re-establishing the Montreux website and we're looking for a webmaster. There are no special technology skills required, just a willingness to spend some time keeping the site up to date.

Feel free to contact any Board or committee member to ask questions. You will enjoy the experience. It's a great way to meet neighbors and to cement relationships in the neighborhood.



Emergency Notification

We occasionally have the need to contact our residents quickly. Such was the case recently when a burglary occurred in our neighborhood. The most efficient way to accomplish this is by email. Please provide us with a current email address for each adult member of your household. **Complete the following and return with your dues payment or email to dmartynelson@gmail.com**

Adult 1 Name _____ Email Address _____

Adult 2 Name _____ Email Address _____

Home Address _____ Phone number _____