

MONTREUX News



September 2010 Edition

MONTREUX Newsletter

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MONTREUX PRESIDENT'S LETTER

From Your Volunteer President & Neighbor

PETER ROPPO

As summer winds down and school is now back in session, it is time for our neighborhood 'block' party. Please join us Saturday afternoon for this fun event!

I want to thank all of you who participated in the process that will allow Montreux residents to have additional choices of roofing material when they need to replace their existing roofs. We heard from over two thirds of our homeowners who were overwhelmingly in favor of this change. Thank you for your quick responses. A huge thank you goes to the roofing committee for making this happen. This team was lead by Jerry Mack who took on this issue, formed the committee, and drove it to a successful conclusion.

Our neighborhood is approaching an important time period. While Montreux is not an old neighborhood by any definition, it is no longer 'new'. Some neighborhoods become more desirable with age and become signature communities that continue to improve with time, while others age and begin to decline in appeal. Actions like updating our roofing choices are one way to keep the community on the former path rather than the latter journey.

I want to again ask for additional volunteer help with the homeowner's board. We need a group of people that are able to help with the different boards functions. I want to thank one family for doing just this after our request last quarter. However, we still need a few more volunteers to make sure that we have enough people able to continue a volunteer board. We need a 'pipeline' of people with new volunteers each year to supplement the current team and in order to offset any attrition as people re-locate or retire from the board. Without some additional help, we will need to evaluate the hiring of some support from a property management firm during our budgeting process later in the year.

In addition to the board itself, there are opportunities to participate on special projects, like the roofing committee, as they come up. The activities are good ways to get involved and gain experience without a huge time commitment. **If you have any interest in participating, please email me at peterroppo@gmail.com.**

COMPOSITION ROOFS OKAYED

Amendment to CC & Rs for alternative roof material passed

The response to the recent mailing on the proposed CC & R amendment to allow certain composite asphalt material for roofs has been overwhelming in favor of acceptance.

We received positive responses from over two-thirds of the homeowners; a majority (> 50%) was required.

The amendment has been officially recorded and a copy will be provided to homeowners via the quarterly billing and/or the Montreux website

(www.montreux-hoa.org).

The Architectural Control Committee will now accept applications for roof changes using composition materials.

To facilitate the review process, the required information contained in the amendment should be clearly provided. A form is being developed to ease this process and will be available on the website in the near future. Also, on the website examples of acceptable colors (“pre-approved”) will be identified.

If you are replacing your roof with the same material as originally installed (e.g., cedar shake), no approval is required, however, you can call Jerry Mack at 425-641-3453 if you have any questions.

Thanks for the timely responses to the CC & R proposed amendment and your interest in maintaining our homes to a very high quality.

Jerry Mack

LAKES & WATERFALLS REPORT

All systems are currently working, as they should in all three lakes and at both falls at the bottom of the hill. The ponds are being treated again this summer by Northwest Aquatic Eco-Systems, Inc. from Tumwater, WA. The first treatment was on July 7, 2010, and a second treatment occurred on August 12, 2010. The treatments consist of submersed weed control and algae control. A third treatment (adding blue dye for color) was applied on August 15, 2010.

One of the fountain pumps failed again on August 11, 2010. The pump has been repaired (under warranty) and has been placed back into service.



We are presently working on getting competitive bids to replace the electrical control panel for the water feature at the Montreux entrance at Newport Way. The current panel is nearly 20 years old (see photo below), is not very reliable, and it does not meet the current electrical code. The proposed new control panel will include new safety features that will ensure proper pump operation and system shut down during low water level and icy weather conditions. **Jerry Lilly**, 5266 NW Village Park Drive, (206) 972-6919 (cell phone)

RECOMMENDED SERVICES

LANDSCAPING SERVICES

Sheryl & Joe Preston recommend Sear An. We have used one landscape maintenance person for over 10 years. He also does a number of other homes in Montreux. **Sear An** is reliable, conscientious and does outstanding work at reasonable prices. We have received numerous compliments from our neighbors and highly recommend **Sear** to Montreux homeowners. **Sear can be reached at: 206-434-9684.**

Doris & Duane Burke recommend Lakeside Landscaping, owner Sam Barrett.

Sam is another good choice for yard maintenance. Sam has maintained our yard for about five years. He does excellent work. He will also trim and remove trees. **Sam can be reached at 425-652-5534.**

Jerry Lilly had major landscape improvements done by **Legacy Landscaping**, located at the corner of SR-900 and Newport Way. He said that they were very helpful and reasonably priced, in his opinion.

Telephone: 425-391-3134.

PAINTING SERVICES

If anyone is looking for a good painter, John Rex recently shared that he found an excellent painter to paint his deck.

"He was incredibly responsive, careful, and did an excellent job. I thought his pricing was reasonable too. His name is

Antonio Roman and his email is: acaremodel66@aol.com.

His phone number is 425-443-8590.

I wouldn't normally make the effort to pass along a recommendation, but this guy did such a good job and his service was so exceptional that I felt I really needed to pass along his info."

MONTREUX HOMEOWNER ADVERTISEMENTS

1. Pet sitter available for dogs and cats in your home- 15 year old willing to provide pet sitting services in the Montreux neighborhood after school and on weekends. This typically includes providing fresh food and water, walking dogs changing cat litter boxes, brushing. Able to provide references. Call Austin at 425.679.6463
2. Family in need of chauffeuring services (college student with car and with good driving record) for after school activities. Pick up either from Issaquah schools or Montreux home to Klahanie neighborhood Monday through Friday afternoons. Please provide references. Call Judy or David at 425.679.6463.

		"Give me the keys, I'll do the rest"
D. Marty Nelson <i>Broker Owner</i>	Sterling Northwest Properties	
	5609 NW Lac Leman Dr. Issaquah, WA 98027	
	tel: 425-996-7164	
marty@sterling-northwest.com	fax: 425-527-6989	
www.sterling-northwest.com	mobile: 425-891-1082	

ISSAQUAH POLICE REPORT

We visited the Issaquah Police Department this past week. (No, it wasn't to have our "Wanted" poster removed). Lorrie Grigg, supervisor, arranged for us to receive copies of the Police Department's "Press Logs" detailing the police department investigations of incidents in Issaquah. The report is emailed most weekdays covering all incidents since the last report.

Following are some incidents reported in the police departments September 2nd report – these are, for the most part, NOT in our neighborhood but may be nearby, in some cases; we have put an asterisk beside the one that was clearly in our neighborhood:

ROBBERY: \$26,000 in items stolen from garage in the 1600 Block of 19th Ave. NW

*RECKLESS DRIVING: On NW Village Park Drive & Mountreux Drive. Driver cited for reckless driving and released.

SUSPICIOUS SOLICITOR: At 2900 Block, NE Davis Loop. Police instructed solicitor to stop until properly licensed.

SUSPICIOUS ICE CREAM VENDOR: Ice cream man in van confronting people about religion. Told by police to stop. Not licensed for Issaquah.

AGGRESSIVE SOLICITOR: Asked to use the bathroom then went into the kitchen and requested food. Police advised caller not to let solicitors in the house.

SEX OFFENDER REPORT: 800 Block of Front Street; under investigation.

DRUG PROBLEM: 1700 NW Gilman Blvd.; under investigation.

No further details on any of the incidents are available to us.

FOR REGULAR UPDATES OF POLICE AND FIRE DEPARTMENT EVENTS, GO TO:

<http://www.issaquahpress.com/category/policeblotter/>

WARNING: TRAFFIC CAMERAS

Sept. 3, 2010: The City of Issaquah is reminding drivers that its "photo enforcement program" along Second Avenue Southeast was recently reactivated in conjunction with the first day of school. The program aims to increase safety and reduce speed violations near several Issaquah schools.

The program was not active this summer, as the cameras only operate during school days from 7 a.m.-4 p.m. The cameras monitor both directions of traffic along Second Avenue Southeast.

Only vehicles that exceed the school zone's speed limit of 20 mph are photographed and videotaped.

Before the **\$124** infractions are mailed to the registered owners of speeding vehicles, the Issaquah Police Department will review and confirm each violation.

The infraction is a non-criminal offense that, like a parking ticket, is not part of the violator's driving record. Those who receive an infraction have the option of paying the fine in full, requesting a hearing or submitting a "declaration of non-responsibility."

Violators may view photos and video of the incident at www.violationinfo.com. For a Q&A on the cameras, go to www.ci.issaquah.wa.us/cameras. Those who don't have access to a computer can call 425-837-3170 for more information.

PS: DON'T FORGET THE \$100 FINE FOR A FALSE ALARM SENT FROM YOUR ALARM SERVICE. We're beginning to think Issaquah wants our money!!!

BOARD MEETING MINUTES

Montreux HOA Board Meetings June 15, 2010 7:00 – 9:20 p.m

Peter Roppo's House

In Attendance: Peter Roppo, Jay Willenberg, Marty Nelson, Myrt Nelson, Bob Keilin, John Bryon, Charles Hayden, Duane Burke, Jerry Mack, Susan Gardner

The minutes from the May 18, 2010 meeting were approved.

Peter Roppo, HOA President, conducted the meeting.

Architectural Control Committee – Jerry Mack, Chair

Jerry talked about how the committee is getting requests for exterior paint colors at this time of year.

Jerry also talked about the Ad Hoc Roofing Committee report (attached). The committee has had two meetings so far. The general consensus is that we may move forward with the new man-made material, with some exceptions (limiting type and color.) There are lots of advantages to materials such as the CertainTeed Presidential TL, which is the most frequently used roofing material today. The benefits include maintenance, life, cost, "green." Jerry also submitted a draft of what we might send out to the homeowners for their approval. A motion was made that we have our attorney review the wording on the change to the CC&R's before sending it out to the homeowners. We agreed that time is of the essence because this is the season for roofing. Motion was seconded and all were in favor.

Jerry said that he is going to develop a form that people will fill out for ACC requests.

CC&R's – John Byron, Chair

The basic concern is with yard upkeep, especially with abandoned homes. Regarding one of these homes, the next door neighbor mows the lawn, however the bushes are extremely overgrown. John has sent letters to the owners and the bank, but has not received a response. Duane will ask his gardener to help. A motion was approved to allow the HOA to pay \$500.00 to have the yard maintained through the end of September, and also to place a lien on the property. The motion was passed by the Board.

Website – Charles Hayden, Webmaster

Charles has claimed a website name for three years, "montreux-hoa.org". It now has the last month's minutes and financial information. He asked the Board to contribute information. Would like a section of FAQ'S organized by committee.

Financial – Jay Willenberg, Treasurer

The water bill was a little high this past month because of broken refill floats in the waterfall that were supposedly damaged in the harsh December freeze. We are now in good shape. Bob Keilin is talking to the city about getting an adjustment for a large water bill that was the result of a break in a pipe. Regarding delinquent HOA dues, our most delinquent homeowner has just sent in a large payment.

Mailboxes – Marty Nelson, Chair

Pressure washing, caulking, and painting is being done to all wooden mailbox structures.

Newsletter – Doris & Duane Burke, Editors

A neighbor called, needing a replacement for a lock in a Chaffey home – Needs to find the type of lock. Suggestions were made to tell him to go online or call a locksmith. A note was made to call WeatherVane if window problems – some homeowners have had success when replacements have been needed. Duane suggested that Board members write a short biography about themselves and include a picture for the newsletters. The deadline for bios, pictures, and articles for the newsletter is Monday, June 22.

Landscaping – Myrt Nelson, Chair

Large wall and monument near the waterfalls are in the process of getting painted. Myrt is going to try to get volunteers to help clean and paint the smaller monuments. Two

trees that look very bad on Village Park Drive are getting replaced.

Respectfully submitted,

Susan Gardner

June 15, 2010

Montreux HOA Board Meeting July 20, 2010 7:00 p.m.

Peter Roppo's House

In Attendance: Peter Roppo, Jay Willenberg, Marty Nelson, Bob Keilin, Charles Hayden, Jerry Mack, Joe Preston, Jerry Lilly, Judy Fenyk-Melody, Susan Gardner

Peter Roppo, HOA President, conducted the meeting.

The minutes from the June 18, 2010 meeting were reviewed, and changes were approved by all Board Members. The Secretary will make the changes and PDF the finalized meeting minutes.

Roofs

The amendment, along with a letter of explanation and a request to approve, will be sent to all homeowners. Fifty percent of homeowners must approve the amendment in order for it to become part of the CC&Rs.

CC&R's

Residents of the second cul-de-sac coming up the hill will be receiving reminders about landscape maintenance.

Finances

Reminder letters are sent once a quarter to homeowners who are delinquent in paying their HOA dues. Three homeowners continue to need reminders, but eventually pay the dues along with late fees and interest.

Website

Dates and locations of future Board Meetings will be posted on the website so that all homeowners will feel welcome to attend.

Landscaping

A dozen blue plants were taken from the plantings near the waterfalls. There have been a couple of drainage issues. The City of Issaquah fixed one. The lack of irrigation on Montreux Drive appears to be due to an electrical issue that was impossible to locate – work that Comcast was doing appears to have caused the interruption. Battery operated timers were ordered and installed as a fix for the problem.

Ponds and Waterfalls

All the lakes were recently treated for \$1,975. Waterfalls are working fine.

Government

The City of Issaquah will be granting the Montreux HOA a credit of \$1,934.71, to be applied towards future water bills. Broken floats at the waterfall were the problem.

Other

We decided on the date of Saturday, September 11 for the annual Montreux block party.

Linda Willenberg will get a permit from the City for the blocking off of the Oberland Place cul-de-sac..

The Vice Presidency position is still open. We are hopeful that this will be filled soon, so that someone will be ready to move into the President slot in April 2011.

The next Montreux HOA Board meeting will be held on Tuesday, August 10.

Respectfully submitted,

Susan Gardner

July 20, 2010

ABOUT OUR WEBSITE Montreux-hoa.org

The Montreux homeowners' website contains all of the latest information concerning our community.

Montreux is a 260-acre master planned community located on the northern slopes of Cougar Mountain in Issaquah, WA. Approximately half of the acreage is wooded and has been deeded to the homeowners as common areas. Many of our 247 homes enjoy views of Lake Sammamish and the Cascade Mountains making Montreux reminiscent of its historic Swiss namesake overlooking Lake Geneva.

This website is for the residents of Montreux. Its purpose is to serve as a reference for information needed by homeowners, and to be a place to post notices and information from time to time.

Following is a list of current contents of our website:

Montreux map; *Nearby attractions; Comments; HOA Officers; Lake Captains; Frequently asked questions; Official homeowners association documents; Minutes of Montreux Homeowners Board meetings; Financial statements; Newsletters; Notices.*

What information do you think would be useful to have here? If you have ideas, please post them in the Comments section.

Contact Charles Hayden: cchayden@gmail.com

HOME IMPROVEMENTS

LYNN AND JERRY MACK HOME

Lynn and Jerry Mack have done some great improvements to the front yard landscaping, have added an attractive water feature in the backyard and have built a very attractive, backyard Garden Cottage. They were kind enough to share the following pictures in response to our recent request to homeowners for pictures. (SIDE VIEW)



MONTREUX HOME SALES OUTLOOK

By D. Marty Nelson

2010 has been a pretty good year for home sales in Montreux. Sales prices look more like 2005 than 2010 with the average sale price being \$737,313 at 97% of the listing price. The numbers are skewed by a foreclosure selling at \$543,000, clearly under the true value of the home.

So far this year eight homes have sold in Montreux some in a few days and several in over 150 days. Currently there are four homes listed for sale in our neighborhood and one under contract. The average 4/sq. ft. of those sold was \$214.87.

Two of the homes current listed for sale are listed as “Lakemont” (rather than Montreux), a common error for anyone looking to differentiate our Issaquah properties from Bellevue. **Montreux is a jewel worth noting and there are benefits to living in Issaquah rather than Bellevue when it comes to city services.**

Statistically July was the worst month of existing home sales in the U.S. on record. **Our area seems to stay above the line when it comes to home values thanks to our local economy.** Traditionally, in September – January people become preoccupied with life and home sales go through a seasonal slump. With good inventory and record low interest rates the housing market will move back into a positive area.

2011 Property Tax Assessments:

August marks the delivery of 2011 King County property tax assessments. Pay attention to your statement as some have risen greatly over last year. You have 60 days from the date posted on your tax statement to protest your assessment if you feel it is not correct. Call me if you need assistance.

D. Marty Nelson is a Montreux Board Member and Broker-Owner of Sterling Northwest Properties, a real estate and rental management firm.

MONTREUX BOARD MEMBER BIOS

A Partial list beginning with the bio most recently received

JERRY LILLY

Jerry is an acoustical consultant, and is president of his own firm, JGL Acoustics, Inc., which is a one-person corporation. He started his firm in 1983, and he provides consulting services in architectural acoustics and environmental noise control in addition to industrial and mechanical systems noise control.

Jerry has a Master’s Degree in Engineering Acoustics from Penn State University and a Professional Engineering license in Acoustical Engineering from the State of Oregon. He has published several technical articles in Sound & Vibration magazine, and he also published an article on HVAC Noise in Classrooms in the February 2000 issue of the ASHRAE Journal. He is a Fellow of the Acoustical Society of America, a Board Certified member of the Institute of Noise Control Engineers, and he is a Past-President of the National Council of Acoustical Consultants.

Jerry lives in Division 3 on Highland Drive with his wife Loretta and twin 5th grade daughters Julia and Jessica. Jerry has served on the Montreux board of directors for 3 years, and is responsible for overseeing the maintenance of the ponds and waterfalls.

JOHN BRYON

I have lived in the United States for 30 years, originally from London, England. My wife Suzette and I moved to Montreux shortly after we were married four years ago, Suzette graciously agreeing to leave her beloved Kirkland!

We both enjoy the natural beauty of Montreux and the surrounding area and hope to continue to live here for the foreseeable future.

I currently am the Chair of the CC&R committee.

DORIS & DUANE BURKE

Doris and Duane have been Montreux residents since 2000 when they moved here from Kirkland.

In 2006 they sold their publishing, educational and entertainment businesses, retired and started an avocation of writing and publishing children's educational books. Their first book, Goals are for Gals & Goals are for Guys, is available on Amazon. They have traveled to over 60 countries, including one trip at twice the speed of sound on the British Concorde. They have also traveled to all of the US states and Canadian provinces.

Duane is a BSEE graduate of the University of Washington and worked for the Boeing Company in engineering and computing for 20 years prior to the Burke's starting their first business in 1971. He is also a former private pilot and they are former aircraft owners.

They have two children, both of whom have successful publishing businesses, three grandchildren and one great grandchild. Duane had a cameo role in grandson Robert Burke's internationally-distributed, family movie, Max Rules: Adventures of a Super Spy, also available on Amazon.

SUSAN GARDNER

I have served on the Montreux HOA Board since April 2006. I was CC&R Chair for two years, and have been the secretary since then.

My husband (Greg) and I, now empty nesters, raised our sons in South Bellevue. We attended the Montreux Street of Dreams in 1991, and continued to watch Montreux grow each year. When our youngest son graduated from Newport High in 2004, and we could move out of the school district, we jumped at the opportunity to buy a Montreux home. We are now coming up on our sixth year here, and feel grateful to be living in such a beautiful community. We resided in five states during the first ten years of our marriage; there is no greater place than the Pacific Northwest, and the Eastside in particular!

I am employed at Keller Williams, Bellevue, working as a realtor and doing what I love most -- helping others to buy and sell homes in this wonderful area. In my spare time, I enjoy gardening, traveling, getting together with family and friends, and doing volunteer work.

JERRY MACK

Jerry Mack grew up in Riverside, California, and had a wonderful childhood, including having his wife Lynn living across the street during their elementary and junior high school years. He and Lynn met again during college and have been married for 42 years.

Jerry has been involved in civil aviation for over 40 years, both as a regulator and an industry leader engaged in aviation safety, operations, and infrastructure matters with broad international experience.

With a degree in aerospace engineering from California State Polytechnic and pilot's license, Jerry started a rewarding career at the FAA engaged in design evaluation of Boeing, Airbus, and many other commercial transport airplanes. Also, he participated in several major airplane accident investigations during his career as an accident investigator. He joined Boeing in 1988. His career took him to many international places including resident assignments Seattle, Brussels, and Washington, DC.

Jerry's career at Boeing included positions as vice president of engineering-Europe (Brussels) and aviation safety and technical affairs/government operations (Washington, DC and Seattle).

He retired from Boeing in 2006, and has remained active in the aviation world as an advisor and consultant to companies and government organizations.

Jerry and Lynn enjoy gardening, golf, travel, volunteer activities, and especially grand parenting (4 beautiful granddaughters).

Jerry and Lynn have two adult children who live in the Seattle area with their spouses and children.

MARTY NELSON

A Division 2 Montreux resident since 2001. Actively worked on the Board since 2004 serving in various areas and functions including: Neighborhood Directory publication, electrical and lighting management, entertainment support and renovation of the mailbox structures.

Married to Myrt Nelson for 42 years with two married children in Kirkland and 5 young grandchildren.

Occupation: Real Estate Broker,-owner, Sterling Northwest Properties.

JOE PRESTON

Joe has been a resident of Montreux since 1994 and a Board member since 2002. He is the immediate past president of the HOA.

Joe was raised in Philadelphia Pa, attended Penn State University and served as a 1st Lieutenant in the US Army during the Vietnam conflict era. The first half of his working career consisted of various sales and distribution management positions with Proctor & Gamble, Parke Davis & Co & the Warner Lambert Co (now Pfizer). In 1981 he joined GVA Kidder Mathews, a commercial and industrial real estate services company, as an industrial sales and leasing specialists. In 1986 he became President and CEO devoting all of his time to the direction of the company's activities both locally and nationally. He retired in 2001.

Joe met his wife, Sheryl, when she was working as a flight attendant with Western Airlines. They have been married for 34 years and have four adult children. They enjoy boating, gardening, outdoor activities, Arizona, and generally spending time together.

PETER ROPPO

Peter Roppo is a long-time resident of Montreux and is currently serving as the president. Prior to that, he served as vice president.

Come join your neighbors for the...

Annual Montreux Community BBQ

Saturday, September 11, 2010

Patriot's Day

Children's Bicycle Parade

Bicycle lineup at 3:45, Parade begins at 4 p.m.

BBQ begins at 4:30 p.m.

Bounce House, DJ, Clown, Carnival Games,

BBQ Dinner, Beer and Wine Garden,

Door Prizes

The Parade starts at the corner of Mont Blanc PL NW, and Lac Lemay Dr. (in the Lakes).

Kids bring your bike, scooter, or wagon, pre-decorated in a patriotic, or other theme, to ride up to the BBQ at

the Oberland Place NW cul-de-sac.

Parental supervision required. Please no motorized vehicles or pets. Food will be from 4:30-6:30

Oberland PL will be closed for the BBQ (Issaquah Special Use Permit # SPE09-00076)

Please contact Susanna Wilken if you can volunteer to help at our event, or have questions, tel.425 736-5884; email, Wilken1@comcast.net



Ahhhhh.....Fall at last! Thank heavens that heat wave is over!

MONTREUX