

# MONTREUX News



December 2010 Edition

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Montreux Web Site: [www.montreux-hoa.org](http://www.montreux-hoa.org)

## **PRESIDENT'S LETTER**

**From Peter Roppo**

Volunteer-president of the Montreux Home Owners Association

### **HOLIDAY GREETINGS, MONTREUX NEIGHBORS AND FRIENDS.**

The Montreux Home Owners Association Board members and other Montreux volunteers wish you a very special and happy holiday season.

Despite the November snowfall, this has been a good year for Montreux. We thank you for doing your part to keep Montreux the great and beautiful neighborhood that it is.

We want to extend an especially big "thank you" to all of the Montreux volunteers who have helped keep our community running smoothly.

Speaking of volunteers, please give some thought to becoming a Montreux volunteer for 2011. All of the jobs are important, do not take much time and contribute significantly to our quality of life here in Montreux. The list of current, volunteer board members and their contact information is included in this newsletter. Please contact any of us to volunteer or for questions about volunteering.

This edition of the quarterly MONTREUX News includes useful information to help keep you safe during the winter. We hope that you take care of yourself, drive carefully and have a great winter season.

***From our family to yours, warm holiday wishes.***

## **DAVE NIEHAUS PASSES**

*Hall of Fame Mariners' announcer and Montreux resident, Dave Niehaus, passed away at his home on November 10, 2010. Our sincere condolences to his wife Marilyn and to the Niehaus family*

## **REMINDER TO HOME OWNERS**

1. **Please check** that your outside lights are working. It is especially important now that the evenings have grown shorter and children are going to school in the dark. It is a requirement of the CC&Rs that, because there are no street lights, all driveway lights should be on.
2. **Some complaints** have been received about garbage cans being visible from the street. All garbage cans should be hidden from view per the CC&Rs.

## **ADOPT A STORM DRAIN!**

**We know, it sounds like a joke**, but having neighbors take responsibility for keeping the neighborhood storm drains clear is a really good and proven-successful idea. During severe weather conditions city personnel are often unable to respond to blockages on a timely basis.

We all know the importance of avoiding flooding. With a forecast for a severe winter for western Washington this year, we need to take extra precautions to avoid flooded streets, flooded yards & flooded basements.

**So, here is what we suggest. If there is a storm drain near your house, you can help by making sure the drain is kept clear of leaves, ice and snow.**

Thank you for helping to keep our community beautiful!

## **POLICE REPORTS**

**Good News:** After having reviewed the reports of daily police activities issued by the Issaquah Police Department for the past three months, we have concluded that Montreux is a very safe and quiet neighborhood. The police reported NO complaints or criminal activities in the neighborhood during that time. This does not mean that we do not need to take sensible precautions to avoid problems, we do. There have been break-ins and robberies in the past.

**Safety Tips:** Here are a few reminders of precautions that you are probably already taking: 1. Keep your doors and windows locked; 2. Have a home alarm system and use it. 3. Keep your garage doors shut when not coming and going; 4. Be sure that your outside lights are working and on at night; 5. Don't open your door to strangers and be sure the children don't either; 6. Let a neighbor or two know when you will be out of town.

**Areas for Extra Caution:** As you might expect, police reports show that the commercial areas of Issaquah are where most problems are reported. So, extra caution, particularly at night, is suggested for Front Street, Gilman Blvd. and East Lake Sammamish Parkway. Do not leave valuables visible in your car. Breaking into cars is a problem in these and other public parking areas.

**Our sincere thanks to the Issaquah Police for their good work, their courtesy and efficiency.**



## BEAR SCARES!

There have been two cases of a bear being found on their property by homeowners over the past two months. In one case the bear was on the property during the day. In the other case the bear appeared late at night. The most recent case of the bear visit, at night, was reported by Marie Gwinn at 5692 Lac Leman Drive.

The daylight visit was reported by Adi Nussbaum and Chris Steele at 5202 & 5204 Isola Place.

**Bear Alerts**, containing guidance in dealing with bear intrusions, were distributed to homeowners in both cases. See the Washington Department of Fish and Wildlife website, [www.wdfw.wa.gov](http://www.wdfw.wa.gov) for details or request copies of the Bear Alerts from the Newsletter editors at [duaneburke@aol.com](mailto:duaneburke@aol.com) or [dorisburke@aol.com](mailto:dorisburke@aol.com).

In talking with a representative of WDFW, we were told that bear intrusions are happening all over the region as bears search for food in preparation for hibernation. No incidents of aggressive behavior by bears have been reported so, no action is being taken to remove bears from the various areas from which they are being reported.

**Homeowners are cautioned to avoid making food available to bears, such as garbage, dog or cat food and bird feeders, as the best deterrent to bears coming into the yard.**

## ARCHITECTURAL CONTROL

Our area continues to be attractive and our homes are being well maintained.

Thanks to everyone for contacting the HOA Architectural Control Committee (ACC) for exterior changes this past year.

We had numerous homes with exterior painting color changes this summer and fall. Some homeowners used color design consultants and they felt this was very useful in choosing new choices of colors available on the market.

Following the approval by homeowners of the amendment to the CC & R's regarding roofing materials, there are now two homes with the new composition, multi-layered material. They both look great. Thanks to those homeowners for working with the ACC during the application process.

Your ACC is ready to assist you with questions on any planned work on your property. Please call Jerry Mack, Chair of the ACC at 425-641-3453 or [jerrymack06@comcast.net](mailto:jerrymack06@comcast.net).

THANKS for keeping Montreux a beautiful place to live!

# **MONTREUX BOARD MEETING MINUTES**

## **SEPTEMBER 2010**

Montreux HOA Board Meeting  
September 21, 2010  
7:00 p.m.  
At Peter Roppo's House.

**In Attendance:** Peter Roppo, Myrt Nelson, Joe Preston, Jerry Lilly, Doris and Duane Burke, Bob Keilin, Charles Hayden, Linda McBride, Judy Fenyk-Melody, Susan Gardner  
**Peter Roppo, HOA President, conducted the meeting.**

The minutes from the August 10, 2010 meeting were reviewed and approved by all Board Members.

### **Roofs**

We received 68 percent approval on the roofs. The HOA President and Secretary signed the documents, they were notarized and given to our attorney, and the amendment will be added to our CC&R's. One house has recently been re-roofed using Presidential TL shakes, and several with cedar shakes.

### **Landscaping**

We are meeting with a tree landscaper on Friday to discuss tree care and ask about their services. Tree roots, mulching, and long-term tree growth will be discussed.

### **Electrical**

Holmes Electric just received the requests Marty sent. He will follow-up with them.

### **Government**

The Landscaping Chair gave the Government Chair an update on the irrigation issue that is in front of the house on upper Montreux Drive. The Government Chair agreed to investigate and follow-up with Comcast.

### **Financial**

The Treasurer was unable to attend the meeting.

### **Lakes and Waterfalls**

There is a leak by the small waterfall, in the water supply that goes to it and the irrigation system. Someone from Pacific Landscape will look into it.

### **Newsletter**

The Newsletter Editors will continue encouraging homeowners to volunteer in each issue of the newsletter.

### **Website**

(1) Future homeowners are looking at our website when considering purchasing in

Montreux. (2) There is now a space in the website for topics that Board Members may contribute to if they want. A suggestion was made for Board Members to give the Web master a couple of questions and answers relating to their position that can go on the Q & A page. (3) The free HOA website we are utilizing can insert advertisements without our approval. An option is for the HOA to pay \$30.00/year to prevent this. A motion was made that we spend the \$30.00; all present were in favor. The motion was approved, and the Web-master will follow-up.

### **Miscellaneous**

Two new visitors to the Board meetings said they are looking forward to participating, and will continue to attend the meetings. All Montreux homeowners are invited to attend the meetings, which typically occur on the third Tuesday of each month. At the present time, they are being held at our President's home, Peter Roppo's on Lac Lemman Drive. -Continuing reminders should be made regarding picking up after our pets. There has been an ongoing problem.

Respectfully submitted,  
Susan Gardner  
September 21, 2010

7:20 AM  
10/06/10  
Accrual Basis

**Montreux Homeowners Association**  
**Balance Sheet**  
As of September 30, 2010

	Sep 30, 10
ASSETS	
Current Assets	
Checking/Savings	
US BANK - CHECKING	17,971.64
US BANK - SAVINGS	95,037.84
VANGUARD MM CAPITAL RESER...	136,438.15
Total Checking/Savings	249,447.63
Accounts Receivable	
DUES RECEIVABLE	-4,152.10
Total Accounts Receivable	-4,152.10
Total Current Assets	245,295.53
TOTAL ASSETS	245,295.53
LIABILITIES & EQUITY	
Equity	
FUND BALANCE	200,753.06
Net Income	44,542.47
Total Equity	245,295.53
TOTAL LIABILITIES & EQUITY	245,295.53

7:19 AM

10/08/10

Accrual Basis

**Montreux Homeowners Association**  
**Profit & Loss Prev Year Comparison**  
 January through September 2010

	Jan - Sep 10	Jan - Sep 09	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
Income				
HOMEOWNERS DUES	163,350.00	163,350.00	0.00	0.0%
TREE PENALTY INCOME	50.00	100.00	-50.00	-50.0%
Uncategorized Income	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>163,400.00</b>	<b>163,450.00</b>	<b>-50.00</b>	<b>0.0%</b>
Expense				
ACCOUNTING	8,137.00	6,464.60	1,672.40	25.9%
BANK FEES	0.00	38.00	-38.00	-100.0%
ELECTRICAL REPAIRS & MAINT.	7,949.70	8,525.40	-575.70	-6.8%
INSURANCE	5,753.00	5,525.00	228.00	4.1%
LANDSCAPE REPAIRS & MAINT.	76,207.53	95,273.83	-19,066.30	-20.0%
LEGAL	2,115.00	3,569.50	-1,454.50	-40.8%
LICENSE/FEES/PERMITS	10.00	10.00	0.00	0.0%
MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.0%
NGPE MITIGATION FEES	-1,250.00	0.00	-1,250.00	-100.0%
OFFICE EXPENSES	673.15	1,700.01	-1,026.86	-60.4%
POSTAGE	830.95	346.00	484.95	140.2%
PROPERTY TAX-COMMON AREAS	47.10	45.26	1.84	4.1%
SOCIAL EXPENSES	2,441.57	1,121.53	1,320.04	117.7%
TREE MAINTENANCE	0.00	0.00	0.00	0.0%
UTILITIES - WATER METERS	7,032.08	14,253.84	-7,221.76	-50.7%
UTILITIES - ELECTRICAL COSTS	9,773.01	8,561.51	1,211.50	14.2%
WATER FEATURES COSTS	1,975.00	5,523.66	-3,548.66	-64.2%
LAKE UTILITIES				
UTILITIES-LAKES ELECTRICAL	3,089.87	2,879.04	210.83	7.3%
REIMBURSED LAKES ELECTRIC...	-4,650.28	-4,432.43	-217.85	-4.9%
<b>Total LAKE UTILITIES</b>	<b>-1,560.41</b>	<b>-1,553.39</b>	<b>-7.02</b>	<b>-0.5%</b>
LAKE FOUNTAINS				
LAKES FOUNTAIN REPAIRS	0.00	952.12	-952.12	-100.0%
REIMB. LAKES FOUNTAIN REPAI...	0.00	-767.32	767.32	100.0%
LAKE FOUNTAINS - Other	419.38	0.00	419.38	100.0%
<b>Total LAKE FOUNTAINS</b>	<b>419.38</b>	<b>184.80</b>	<b>234.58</b>	<b>126.9%</b>
Uncategorized Expenses	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>120,554.06</b>	<b>149,589.55</b>	<b>-29,035.49</b>	<b>-19.4%</b>
<b>Net Ordinary Income</b>	<b>42,845.94</b>	<b>13,860.45</b>	<b>28,985.49</b>	<b>209.1%</b>
<b>Other Income/Expense</b>				
Other Income				
INTEREST INCOME-LATE FEES	2,094.50	1,106.30	988.20	89.3%
INTEREST INCOME-SAVINGS	160.26	125.46	34.80	27.7%
DIVIDENDS EARNED	22.12	679.26	-657.14	-96.7%
OTHER INCOME	0.00	50.00	-50.00	-100.0%
<b>Total Other Income</b>	<b>2,276.88</b>	<b>1,961.02</b>	<b>315.86</b>	<b>16.1%</b>
Other Expense				
CAPITAL EXPENSES	580.35	810.00	-229.65	-28.4%
<b>Total Other Expense</b>	<b>580.35</b>	<b>810.00</b>	<b>-229.65</b>	<b>-28.4%</b>
<b>Net Other Income</b>	<b>1,696.53</b>	<b>1,151.02</b>	<b>545.51</b>	<b>47.4%</b>
<b>Net Income</b>	<b>44,542.47</b>	<b>15,011.47</b>	<b>29,531.00</b>	<b>196.7%</b>



# **MONTREUX HOME OWNERS ASSOCIATION BOARD MEMBERS**

**Peter Roppo**

**President**

**206-233-4470**

[peterroppo@gmail.com](mailto:peterroppo@gmail.com)

**Jay Willenberg**

**Treasurer**

**425-641-1606**

[jwillenberg@comcast.net](mailto:jwillenberg@comcast.net)

**Susan Gardner**

**Secretary**

**425-644-4824**

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**John Bryon**

**CC&Rs**

**425-614-0384**

[j\\_bryon@comcast.net](mailto:j_bryon@comcast.net)

**Doris & Duane Burke**

**Newsletter**

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**Charles Hayden**

**Web Site**

**425-522-3776**

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**Bob Keilin**

**Government Affairs**

**425-746-2399**

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**Jerry G. Lilly**

**Ponds & Falls**

**206-972-6919**

[jerry@jglacoustics.com](mailto:jerry@jglacoustics.com)

**Jerry Mack**

**Architectural Control**

**425-641-3453**

[jerrymack06@comcast.net](mailto:jerrymack06@comcast.net)

**Myrt Nelson**

**Grounds & Landscaping**

**425-653-2145**

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**Marty Nelson**

**Electrical & Lighting**

**425-891-1082**

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**Joe Preston**

**Past President & Advisor**

**425-641-1670**

[jpreston562@comcast.net](mailto:jpreston562@comcast.net)

**Susanna Wilken**

**Social**

**425-233-5996**

[wilken1@comcast.net](mailto:wilken1@comcast.net)

# WINTER IS FUN AND BEAUTIFUL IF YOU ARE PREPARED

By Chris Steele

**Our La Niña winter has begun**, and each homeowner should be prepared for possible power outages and icy driving conditions. Living on a mountain, as we do in Montreux, has additional challenges when we have a cold and snowy winter. Many times the snow level is around 500', so we find rain begins to turn to snow as we head up Village Park Drive (or Lakemont Boulevard). Everyone should keep water, some sort of food, a blanket and a jacket in their car at all times during the winter months. Also, make sure you have at least a half tank of gas and a charged cell phone with you. The City of Issaquah is very responsive when we have snow in Montreux and usually has the sanding truck in our neighborhood in a timely manner, but even 4-wheel drive and front wheel drive vehicles must use caution, especially down Village Park Drive. We have already lost one boulevard tree this fall due to an accident, and we do not want to experience more accidents when serious injuries could occur.

**Winter preparation for homes** should include preventing frozen pipes. Cover any outdoor faucets with either a towel or the foam covers sold at places like Home Depot or Lowes. Be sure all hoses are disconnected from outdoor faucets, and turn water off inside leading to faucets on unheated garage walls. If you have a sprinkler system, this may be the winter to have it winterized professionally by having the system drained and blown out with an air compressor. If we have a heavy wet snow, knock the snow off landscape plants that may break under the weight of too much snow. Try to keep gutters clear of debris so they can drain properly.

**If we do have a power outage**, have a power-outage kit easily accessible that includes a flashlight and batteries, a portable radio, a wind-up clock, a can opener, candles and matches. Close curtains and blinds to preserve heat, use hot water sparingly and only open your refrigerator when necessary. Also, turn off most electrical devices and unplug sensitive electrical equipment in case there is a power surge when the power comes back on. If you use a wood-burning fireplace, make sure the flue is open. Only run portable generators outdoors with exhaust away from any open windows or doors.

**Once you feel comfortable that you are prepared for winter, it is time to enjoy the beauty of a snowy winter day or the laughter of children as they go sledding. Appreciate our postcard-pretty views of the mountains and Lake Sammamish. Go for a walk in the brisk air (when it's not too icy) and marvel at the wildlife all around us. Be glad that we live in such a great community!**

# TIPS ON BOARDING PETS FOR THE HOLIDAYS

Article Suggested by Judy Fenyk-Melody

Every year, the Better Business Bureau receives hundreds of complaints from pet owners about kennels. Common complaints include disputes over billing as well as pets being dehydrated and malnourished or rife with parasites, or even falling ill.

The BBB recommends the following checklist:

- **Check the kennel out with the BBB** first to make sure they have a good track record for keeping customers satisfied.
- **Ask your friends**, neighbors, veterinarian or local animal shelters for recommendations. Also, use the Pet Care Services Association website.
- **Visit the facilities.** Check for cleanliness and offensive odors, and note the overall safety of the kennel and cages.
- **If your pet is prone** to running away, ask about steps the kennel has taken to make its facilities escape-proof.
- **Ask about** how your pet may come in contact with other animals. Some kennels let animals play together while others keep them separate at all times.
- **If your state requires inspections** look for the certificate on the wall and make sure the kennel is properly licensed.
- **Ask about the feeding schedule**, water accessibility and frequency of — or fees related to — exercise.
- Note the friendliness of staff members and how they work with the other boarding pets. Ask about their background and experience.
- **Make sure the facility requires** that all entering pets have proof of immunization and ask about its policies regarding flea and tick control.
- **Ask about the hours** for drop-off and pick up and make sure you understand the billing policy.
- **Finally, ask what happens in the case of a medical emergency** or other unexpected situation. For more advice on finding reputable businesses around the holidays, visit [www.bbb.org/us/consumer-tips-holiday](http://www.bbb.org/us/consumer-tips-holiday).

Source: BBB & Anderson Independent Mail

# WINTER DRIVING SUGGESTIONS

Suggestions from the Washington State Department of Transportation

1. Get your car tuned up.
2. Check the brakes, battery, lights, wipers, antifreeze, heater/defrosters, belts, hoses, filters and oil.
3. Talk to your local tire dealer about which chains are the best fit for your vehicle and practice installing them.
4. Tell others when and where you are going - they can alert authorities if you don't arrive on time.
5. In Ice and Snow, Take It Slow! Don't Crowd the Plow!
6. Protect yourself and your passengers.
7. Allow extra time to reach your destination during inclement weather.
8. Do not be the driver who shuts down the pass.
7. Drive for conditions – slower speeds, slower acceleration, slower steering, and slower braking in winter conditions.
8. Use your headlights.
9. Don't use cruise control.
10. Four and all-wheel drive vehicles will not stop or steer better in icy conditions.
11. Leave extra room between your vehicle and the vehicle in front of you. And remember, big trucks take longer to stop.
12. Slow down when approaching intersections, off-ramps, bridges, or shady spots.
13. If you find yourself behind a snowplow, stay behind it until it is safe to pass. Remember that a snowplow driver has a limited field of vision. Stay back (15 car lengths) until you're sure it is safe to pass or until the plow pulls off the road.
14. Slow down and be extra cautious near the chain-up and removal areas. There are often people out of their vehicles moving around.
15. Carry water, nutrition bars, blankets, medications and other necessities for emergencies.
- 16. You can find more winter preparedness tips at [www.TakeWinterbyStorm.com](http://www.TakeWinterbyStorm.com) website.**

## **RECOMMENDED SERVICE PROVIDERS**

One or more Montreux residents have recommended the following service providers:  
List is in order of probable need at this time.

### **Yard Maintenance:**

Sear An, tel. 206-434-9684

Sam Barrett, Lakeside Landscaping, tel. 425-652-5534

### **Snow Removal:**

Sam Barrett, Lakeside Landscaping, tel. 425-652-5534

Austin Melody, tel. 425-283-6480

### **Gutter Cleaning:**

Wayne Whitney, tel. 206-354-9406

### **Handyman:**

Mike Beffa, tel. 425-830-0306

### **Dog Walking:**

Taylor Gwinn, tel. 425-643-9945

Austin Melody, tel. 425-283-6480

Kate Rhodes, tel. 425-533-7720

### **Plumbing:**

Fox Plumbing, tel. 425-641-1386

### **A/C & Heating:**

Brennan A/C and Furnace, 206-248-7900

### **Garage Doors:**

Ric's Garage Door Repair, tel. 425-827-6257

### **Sprinklers Systems & Backflow Testing**

Alpine Sprinklers, tel. 425-391-8701

### **Painting:**

Antonio Roman, tel. 425-443-8590

### **Granite Countertops**

Costco, tel. 425-313-0965

### **Medical & Dental Services**

Mayo Clinic, Rochester, MN, tel. 507-284-2111

Dr. Robert L. Frye, Cardiologist

Overlake Clinic & Hospital, Bellevue, tel. 425-688-5000

Dr. Joseph W. Doucette, Cardiologist



Dr. Allen J. Geltzer, Internist  
Overlake Clinic, Issaquah, tel. 425-313-0151  
University of Washington Medical Center, Seattle, tel. 206-598-3300

Dr. Michael Rizen, Ophthalmologist, Eye Clinic of Bellevue, tel.425-454-7912

DD. Kris Swanson, Dentist, Overlake Clinic, Bellevue tel.425-454-4434

**Accounting**

Laurel Rich, Bettinger, Mifflin, Rich CPA Group, tel. 425-827-8771

**Athletic Clubs**

Bellevue Club & Hotel, Bellevue, tel. 425-454-4424

Sue Henderson, water aerobic instructor, 425-637-4610

**Landscape Improvements**

Legacy Landscaping, Tel. 425-391-3134

## **A WEALTH OF INFORMATION**

Be sure to visit the Montreux Homeowners Association website for a wealth of current and historical information about the Montreux community.

**WWW.MONTREUX-HOA.ORG**

For help or suggestions, contact:

**Charles Hayden**

**Web Site**

**425-522-3776**

[cchayden@gmail.com](mailto:cchayden@gmail.com)

## Montreux Real Estate Update – Holiday 2010

### CURRENTLY FOR SALE:

List Price	Sq. Feet	Address
\$699,950	3,370	4906 Alpen Glow Pl NW
\$599,800	2,950	5280 NW Village Park Drive
\$69,995	2,619	5210 NW Village Park Drive



### PENDING:

List Price	Sq. Feet	Address	Pending Date
\$640,000	2,860	5560 NW Konigs Ct	09-14-10

### SOLD:

List Price	Sq. Feet	Address	Sold Date	Sold Price	Cumulative Days on Market
\$799,000	4060	18108 NW Montreux Dr	11-18-10	\$785,000	313
748,600	3,710	5942 Mont Blanc Pl NW	10-21-10	725,000	86
898,888	3,370	18301 NW Marcelle Ct	09-17-10	815,000	59

## Montreux vs. Lakemont

Montreux and Lakemont are two breathtaking communities located right next to each other. Montreux has 247 homes. Lakemont has 613. The Bellevue/Issaquah border divides the two communities (Lakemont is in Bellevue and Montreux is in Issaquah,) although both feed into the Issaquah School District. [www.issaquah.wednet.edu/](http://www.issaquah.wednet.edu/) Their HOA websites are: [montreux-hoa.org/](http://montreux-hoa.org/) and [lakemonthoa.com](http://lakemonthoa.com)

## Looking for a Bargain?

There are some great buys on REO's right now on the Eastside. REO's (Real Estate Owned) are properties owned by a lender, typically a bank, after they have gone through the foreclosure process. A little TLC may be needed but the thousands of dollars saved typically far outweigh the cost of repairs. Susan has recently attained the Certified Foreclosure Specialist (CFS) designation, and is experienced in helping buyers find and purchase many types of REO's. Please give her a call if you would like her to help you find a bargain.

## Happy Holidays!

Susan Gardner, CFS  
Seattle Eastside Realtor  
425-635-8088



*Dedicated to Your Success*

Keller Williams Realty Bellevue, 505-106<sup>th</sup> Avenue NE, Suite 210, Bellevue, WA 98004  
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NATIONAL ASSOCIATION  
OF REALTORS



# **DO YOU WANT TO SELL YOUR HOME?**

**By Marty Nelson**

**To give your home a competitive edge when it's time to sell, make sure it is in good physical condition.**

This not only makes your home more attractive and desirable, it also simplifies the negotiation process when the time comes for the buyer's pre-purchase inspection. According to home inspection experts, approximately half the resale homes in the market today have at least one significant defect. Routine maintenance is the best way to prevent major, costly problems from developing in the first place. If you have been putting off those repairs, now is the time to make them.

**A Home Seller's Check List** can identify a list of common problems that typically appear on buyer's home inspection reports. Early correction of these problems can increase a home's appeal and its selling price. It also sets the stage for a favorable home inspection report for the buyer, and thereby helps to expedite the sale. The following checklist can help you achieve these marketing goals.

## **Check The Major Systems**

**CHECK THE MAJOR SYSTEMS** - After size, style, and location, a home buyer's primary concern is the condition of the home's basic structure and major mechanical systems. Most buyers do not want to invest a great deal of money correcting problems in such critical areas. A pre-listing home inspection of the visible and accessible home components can reveal most of these problems, and include recommended repairs, if needed, on the following major items: Roof structure and covering foundation, basement, and/or crawl space, central heating and air conditioning systems, electrical system and plumbing system.

## **Make Maintenance Improvements:**

A number of maintenance improvements are relatively easy and inexpensive to make, yet they can substantially improve a home's appearance, efficiency, and comfort. A realtor or home inspector may make helpful maintenance suggestions such as: trim trees and shrubs which touch or overhang the house - apply new caulking and weather stripping as needed around windows and doors - clean gutters of debris and leaves - repair or replace cracked or broken gutters, downspouts, and extensions to ensure proper drainage. Replace bathroom caulk or grouting where necessary to prevent seepage and improve appearance. Ventilate closed basements and crawl spaces or install a dehumidifier to prevent excessive moisture build-up. Re-grade soil around the foundation to keep water away from the house. Replace dirty filters in the heating and air conditioning systems. Have the heating and air conditioning systems professionally serviced. Have chimneys professionally cleaned, and install chimney hoods or caps as needed.

**By Marty Nelson, Owner of Sterling Northwest Properties and Montreux Board Member**

**With support from Rinehart Inspection Services (December 2010)**



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