



MONTREUX NEWS

"IN CONCERT WITH NATURE"

JULY 2014

2014-15 Montreux Board

- **President** - Ryan Heiberg
- **Vice President** - Mark Potensky
- **Treasurer** - Jay Willenberg
- **Secretary** - Leslie Inaba
- **ACC Chair** - Bob Wilburn
- **CC&R Chair** - OPEN
- **Government Affairs** - Suzette Butts
- **Grounds/Irrigation** - Myrt Nelson
- **Electrical/Lighting** - Marty Nelson
- **NGPE**- John Bryon
- **Social Chair** - Marty Nelson
- **Newsletter** - Connie Hanson
- **Website** - Charlie Hayden
- **Past President** - Jay Willenberg

MONTREUX BLOCK PARTY SCHEDULED FOR SEPTEMBER 6th

YOU'RE INVITED TO THE ANNUAL MONTREUX BLOCK PARTY

DATE: Saturday, September 6th

TIME: 4-7 pm

LOCATION: Oberland Place cul-de-sac

MENU: Hot dogs, salads, beverages (juice, sodas & beer)

ENTERTAINMENT: Clowns Unlimited will be providing a balloon artist, face painting, DJ Machine & a bouncy house for the kids.

QUESTIONS?? : Contact Marty Nelson:
dmartynelson@gmail.com or
425-891-1082



PRESIDENT'S LETTER

*From Ryan Heiberg
Your neighbor and volunteer President
Montreux Homeowners Association*



Greetings to all of our Montreux neighbors.

Wow, summer is off with a bang! Hopefully everyone has had an opportunity to get out and enjoy the exceptional weather we've recently been blessed with. Fortunately, for those of us without air conditioning, it is expected to cool off a bit in the next few days.

As I mentioned in the previous newsletter, everyone should now have received a copy of our recently updated CC&R Fine and Compliance Policy. Hopefully it helps to clear up some of the confusion about our existing rules and regulations. One question or issue that still seems to be tripping homeowners up is the rules governing the removal of trees from your property. Given their significance, both to our development and the broader community of Issaquah, coupled with the fact that large mature trees are irreplaceable within our lifespans, here's a quick and dirty recap of what you should do if you desire to remove a significant tree* from your lot. (* a significant tree = 6" or more in diameter measured 4.5 feet from the ground)

1. Check in with your neighbors.
 - a. Do the tree(s) in question provide privacy, shade, etc. that may impact them? Have a conversation with them and, hopefully, hash out any issues before they arise.
2. File the appropriate forms and obtain approval from the City of Issaquah.
 - a. The forms, rules, and fee schedule can be found here: <http://issaquahwa.gov/index.aspx?NID=1072>
3. Email your request to the Architectural Control Committee (ACC) and cc one or two other HOA board members for some redundancy. Board Member email info can be found here: <http://montreux-hoa.org/about/homeowner-association-officers/>
 - a. Include the form/permit from the City of Issaquah and enough additional information so that the trees can be clearly identified.
 - b. Include in your request the result of your conversation with any impacted neighbors.
 - c. Upon receipt, the HOA will begin looking into your request and, if everything needed is provided and no one objects to the requested removal, approve the request at the following monthly meeting.

My hope is that this make the tree removal process a little bit easier to follow so that we can avoid future conflicts and fines.

Warmest regards,

Ryan



Montreux Real Estate Update

The Big Picture:

Sales of new homes rose 18.6 percent in May and sales of existing homes rose 4.9 percent. This data put home sales through the first five months of this year on a pace that is only slightly ahead of the pace seen a year ago. The fundamentals are only slightly better than they were just a few months ago. May's gains partially reflect the lack of a typical spring "bounce" earlier in the year. Affordability, for first-time buyers, remains difficult. Even if May's gains were exaggerated, the drag from last spring's spike in mortgage rates continues to fade away as job growth and consumer confidence continue to improve.

King County shows only 1.8 months of inventory. Many industry experts consider 4-to-6 months to be the barometer for a balanced market. "Brokers in the Seattle market are keeping busy as multiple offers and cash buyers dominate new, well-priced listings in

most markets," commented a director with Northwest MLS. The market for homes priced at \$1 million and up around Seattle is experiencing pending sales volume at levels not seen since 2007, according to his analysis.

Montreux Home Sales:

So far this year there have been 4 Sales, 5 Pending Sales and there are currently 5 Active properties in the Montreux market. The highest price Sold is \$1,080,000 on Montreux Dr. which was on the market for 29 days. The highest priced listing is currently Pending and is on Montreux Dr., listed at \$1,558,000 and has been on the market for 123 days. The lowest priced Sold listing was on Mont Blanc Pl. and sold for \$785,000 in only 2 days.



"What is my house worth?" That question is the first thing Sellers ask of their Broker. Experience says that your Broker would compare other sales in the general area (Montreux) and calculate a \$ value/ per square foot. In a normal market that would be the best process. When the market is heated due to low inventory and low mortgage rates, the process is much more difficult.

I like the old adage that says "Your house will sell at the market price which is what a qualified Buyer is willing to pay under current market conditions". This actually applies to most products... let the market decide, but don't overprice.

The Selling Seasons:

Like fishing, real estate has its seasons. When the spring thaw comes and the early fish arrive (listings) the Buyers who have anticipated the season are ready to buy and houses sell

quicker. The market prices have not yet been established. In late June-July when much of the inventory has been picked over, incorrectly priced homes are left and new listings are slow to arrive. Late summer and fall are for the Buyers who have been waiting for the bargains. Winter is left for the serious buyer, who looks towards the spring. The cycle starts again.

The moral: List early, don't overprice and your home will sell. Good fishing.
If you have questions, give me a call.

Marty Nelson
Sterling NW Properties
425-891-1082

Montreux Landscaping Update

Myrt Nelson, Marty Nelson and Chris Steele met with City of Issaquah personnel on May 30 to follow up on the April 18 meeting regarding the failure to thrive of the maples on Village Park Drive and the accompanying lighting and irrigation issues. Charlie Bush (Development Services Director), Jerry Lind (Senior Planner), Alan Haywood (City Arborist) and Mike Bengry (Street Operations Manager) explained the options available to Montreux and what the City would require going forward. The next step is for the Montreux Board to agree on a list of “guiding principles” and create a plan that must be approved by the City.

The hot, dry weather has been challenging for keeping plantings watered sufficiently. We

anticipate losing a few plants and may have to wait until cooler weather to replace some.

We are having a very big problem with dog walkers not picking up after their dogs. Not only is the

situation unsanitary, it is unfair to those who do pick up after their animals and to residents who enjoy walking in our lovely community. If you see someone being irresponsible about cleaning up their dog’s feces, please don’t hesitate to let them know we do have a rule in our community about picking up after animals.

We welcome any creative ideas you have regarding compliance with this issue.



Clean, Treated & Ready for Summer - Montreux Waterfall and Lakes Report

Waterfalls

Last weekend we drained and cleaned the large waterfall facing Newport Way, because it had been nearly 16 months since the last cleaning and the water was so dirty from the many soapings over the past year. After cleaning, we took the time to fill the lower pond slowly using the metered automatic water refill system so we could measure exactly how much water is in the large waterfall. It turns out that the lower pond holds 12,965 gallons of water. In addition, there are an additional 6,064 gallons of water in the upper ponds, the stream and the west side pond, for a total water volume of 19,029 gallons. The cost of the water to refill the waterfall is about \$175. The labor cost to drain the falls, clean the rocks, and refill the system was \$1,050 for a total cost of \$1,225. You can now see the rocks in the bottom of the pond and the sparkling clean water is very inviting.

I have conducted a water consumption analysis for both waterfalls over the past 6 months, and the results are very interesting. The charts below show the average daily and monthly water cost and the total rainfall on a monthly basis. During the winter and spring months when the days are short and rain is plentiful, water consumption is very low. However, in the summer months when the days are long (with much more evaporation) and rainfall is sparse, the water consumption skyrockets.



Lower Falls & Pond - cleaned, refilled & sparkling

Lakes

All three lakes were treated with dye on June 20, 2014 by Doug at Northwest Aquatic Ecosystems. Doug noted that some weeds are starting to grow in Lake F (the lake with two fountains), and those will be taken care of during his next visit. Doug generally provides 3 to 4 visits to the ponds for weeding and treatment during the summer months.

One of the two fountains in Lake F is in the shop for repair, and the initial report is that it may need to be replaced. We are waiting to hear back from the contractor.

Jerry Lilly
425-649-8482

SAVE THE DATE

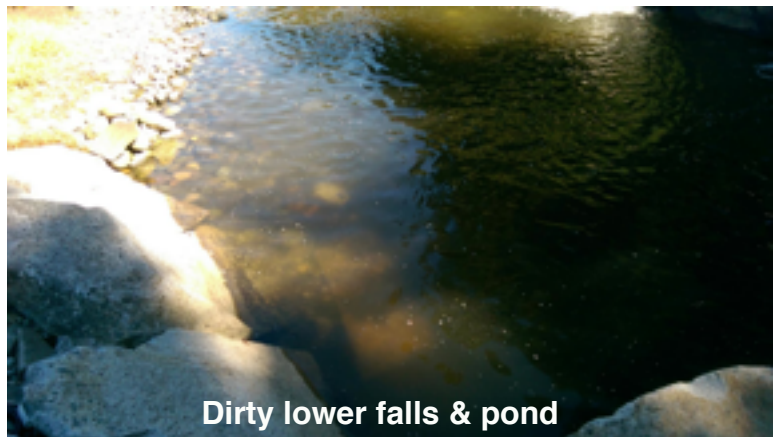
**COMING
UP**

MONTREUX EVENTS

ANNUAL MONTREUX NEIGHBORHOOD BLOCK PARTY

- **Saturday,
September 6th**
- **4-7 pm**
- **Oberland Place
cul-de-sac**
- **Lots of fun for the
kids: face
painting, bouncy
house, balloon
artist**

Contact Marty Nelson
with
questions -
dmartynelson@gmail.com
or
425.891.1082



Dirty lower falls & pond



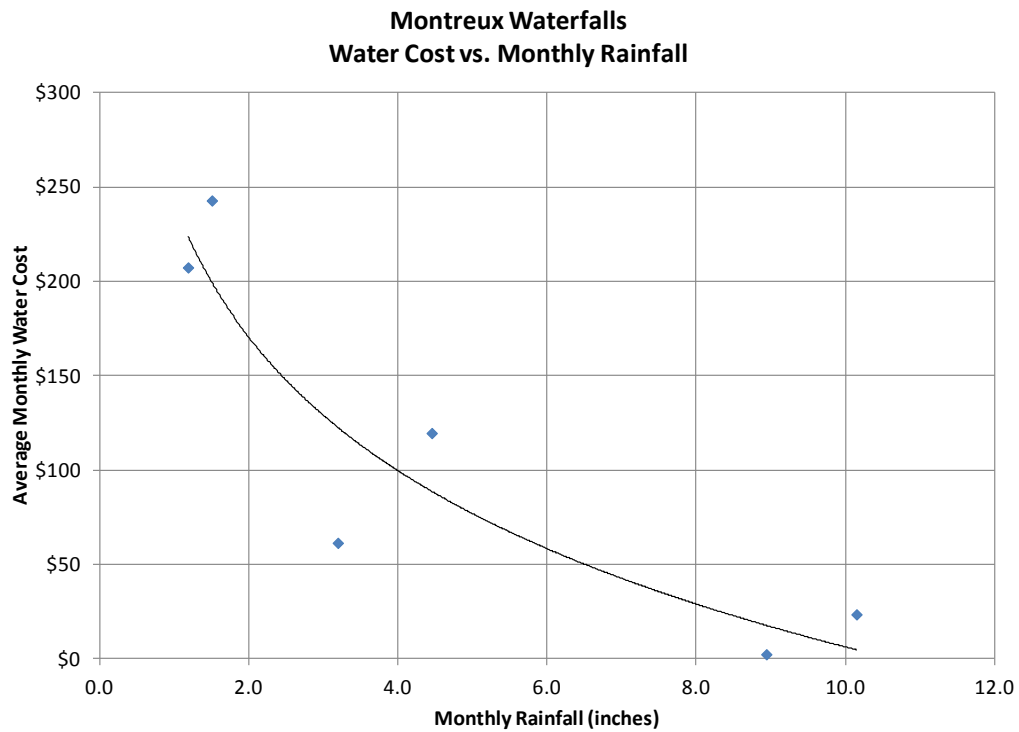
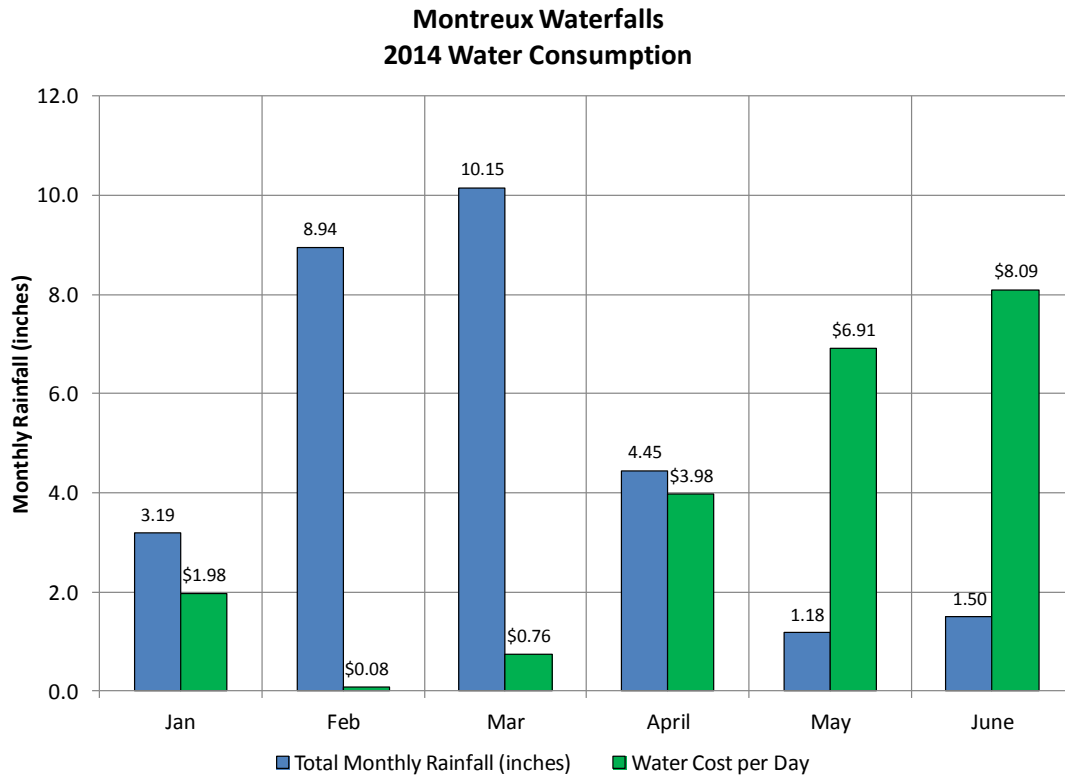
Cleaning in process



All clean & ready to refill



Clean & half full

Waterfall & Lakes Report (cont.)

RECOMMENDED SERVICE PROVIDERS

One or more Montreux residents have recommended the following service providers.
Please note that these service providers are not endorsed by Montreux HOA.

We would like to update this recommendation list. If you have any service providers you'd like to be included, please e-mail Connie Hanson at: cwhseoul@aol.com

Yard Maintenance

- Legacy Landscaping - tel. 425-391-3134
- RB Landscaping, tel. 206-293-7769, 206-251-5436
- Jasmine Landscaping - Robert Martinez, 425-891-8987 or 425-891-7685

Gutter Cleaning

- Medrano's Roof Cleaning - Alberto Medrano, 206-293-7577

House Cleaning

- Brenda's Home Cleaning, tel. 206-293-7547, Brenda Aguilar - owner
- Norma Palayo - owner, tel. 253-486-7172

Carpet Cleaning

- George Andrew Sedlack, owner; office: 206-283-9915, cell: 206-730-5825
- R.B. Carpet Care - Russell Bailey, 425-235-0820, rbcarpetcare@yahoo.com

Pet Care

- Dog Walker / Pet Sitter - Julie Absolor (425-241-0643, fouryourpets@hotmail.com)

Garage Doors

- All City Door, Inc., tel. 425-865-8188
- Ric's Garage Door Repair, tel. 425-827-6257

Handyman

- Mr. Handyman of Bellevue- tel. 425-296-0489

Electrical

- WE Electric Contracting, tel. 425-508-6382, Jake Longfellow, Owner

Sprinklers Systems & Backflow Testing

- Alpine Sprinklers, tel. 425-391-8701

Painting

- three sixty solutions - Jeff Clark, tel. 425-444-1970
- Antonio Roman, tel. 425-443-8590

Roofing Contractors

- Stout Roofing - tel. 425-643-0888, jstout@premier1.net

