



MONTREUX

IN CONCERT WITH NATURE.

June 2015



2015-2016 Board Members

President	Mark Potensky
Vice President	Phil Saffel
Treasurer	Jay Willenberg
Secretary	Leslie Inaba
CC&Rs	Ryan Heiberg
ACC	Bob Wilburn
Natural Growth Protection ..	John Byron
Landscaping/Irrigation	Bob Anderson
Ponds and Waterfalls	Jerry Lilly
Electical	Open
Social	Ali Tamblyn
Newsletter	Christina England
Website	Charles Hayden
Government Affairs	Alice Chen
Past President/Advisor	Peter Roppo

Don't Forget!

September 12 Block Party

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June 2015

Montreux Neighbors & Friends,

I was appointed President of the Montreux Home Owners Association (HOA) during the last annual meeting April 22, 2015. Prior to that, I was the Vice President on the board since last year, making this the 2nd year on the board. It has been a pretty exciting 13 months and there is a lot going on in our neighborhood.

Our job on the board is to be the cornerstone of our community. We are to bring continuity and order to the community, preserve the architectural integrity and maintain the common elements (ponds, trees, sidewalks, mailboxes, etc.). Properly run, the HOA promotes the concept of "community" and protects the neighborhood's property values. In many cases, it collectively makes available recreational and other facilities that might not otherwise be affordable or available to homeowners and residents on an individual basis. To be successful, the HOA must uniformly and fairly govern the issues that arise, and it must have a reasonable level of participation by each of its members. This is why it's so important to get involved. The HOA monthly meetings remind me of going to the gym, it's sometimes hard to make time for it, but after the meeting, it feels like you have really accomplished something!

I'm sure you heard this from previous HOA President's "Our neighborhood is aging and it needs constant attention". Montreux was developed over 20 years ago and like any structure that is +20 years old things start to deteriorate and break. In addition to our 247 homes we also have over 260 acres to maintain out of which half are designated NGPE and common areas, there are mailboxes, miles of concrete sidewalks, lots of trees, three ponds, two waterfalls, main entrance area, entrance areas for each development, each of these areas consist of signage, flowers (color) & many different type of plants and vegetation that need constant attending. In addition there is a large amount of landscaping, grass caring, electrical

(street, sidewalk, trees and signs) and irrigation systems throughout these 260 acres. All of these components need to be kept up at all times or else our neighborhood is greatly affected. This takes time money and a collaboration of individuals that need to know what they are doing. Short of paying professional organizations which would cost all of us substantially more quarterly we need more volunteers that have this type of knowhow and experience.

Recently we have had issues with certain residents, addresses, lots, etc. where people are taking it upon themselves to do things that do not meet code, do not please our neighbors, and in some cases downright illegal! We have outsiders buying homes and leaving them unoccupied, we have several investors buying homes cutting down our forests for the benefit of increasing their investment, we have common criminals coming into our neighborhood and robbing our vehicles and intruding on our property. Individuals scanning the neighborhood for opportunities to steal, rob, damage, cheat, etc.

WE ALL NEED TO BE MORE AWARE AND REPORT EVERYTHING THAT LOOKS SUSPICIOUS!





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Report any crime even seems small to the police and to the board (HOA)

Report anything suspicious to the police and to the board (HOA)

Keep your yard, home and surrounding areas in great shape. It's so important to keep your yard and home in great shape because it greatly affects our neighborhood value. If for whatever reason you are having difficulty keeping up please let the HOA know in advance so we can be able to communicate with your neighbors who are sure to file a complaint.

We have been having several complaints about basketball hoops on the streets and cul-de-sacs. Although there is nothing written on the CC&R's it is important to note that the hoops should be kept away from your neighbor's property and preferably stored out of the street or cul-de-sac until you are actually using them. When in use, please respect your neighbor and their property.

There have been many reports of bears in our neighborhood. Try and put your garbage out on Monday morning. Recycle and yard waste no problem but your garbage cans will attract the bears and cause them to stay in the vicinity. Since bears are somewhat nocturnal putting your trash out during the day of pickup will help reduce the bears trashing at night.

Be very aware of coyotes when walking your pets. Lately they have become very aggressive and there have been reports of coyote packs attacking pets, even while the owner is present. So be very careful!

Looking forward to seeing you all at the upcoming block party on Saturday, September 12th!

Sincerely,

Mark Potensky



We had the pleasure during the last annual meeting (if you weren't there you should have been) to meet and listen to our new chief of police "Scott Behrbaum" where he spoke about how the Issaquah police force operates and deals with crime and issues in the city and throughout the Issaquah neighborhoods. We all need to be sure we report everything, even if we think it's not that important, otherwise our Police force thinks everything is fine in Montreux and reduce the amount of police activity in our neighborhood and direct it to neighborhoods that are having issues and reporting more frequently. We have had several crimes this past month or two and they have been reported and we have been seeing the Issaquah police more, so it really works.

In closing we need to do a few things to work on improving our neighborhood and protecting our investments:

If you want to make changes to your home, property or surroundings please be sure you have thoroughly read and understand the CC&R's (copy on website) and just check with me or our board chairs responsible for these areas at the planning stages before starting any project:

- Ryan Heiberg: CC&R's
- Bob Wilburn: Architectural (ACC)
- John Bryon: Natural Growth Protection (NGPE)



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Native Growth Area Infraction Results in Large Fine

During remodeling a house on Montreux Drive the developers removed trees and shrubs and topped a number of fir trees in the Native Growth Protection area that abuts the home, to open up the view across Lake Samammish. The CC&R's we all agree to abide by, protect the NGPE from actions like these and The Homeowners Association issued a fine, and the developers acknowledged wrongdoing and have agreed to pay the five figure fine.

Additionally, The City of Issaquah also has ordinances protecting NGPE areas throughout the City and requested the developers hire an arborist to develop a five year plan for reforestation. They also have required

the developers to hire an assessor to make a determination of monetary value that has been gained from their actions and the City ordinances allow the City the right to administer a fine up to that amount.

There are narrow view corridors grandfathered in on some homes on rim lots, but even those require approval of both the Montreux HOA and the City before any pruning or trimming can be done, and then only by the HOA approved contractor.

For more information feel free to contact me.

John Bryon
NGPE Committee Chair





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Around the corner!

Neighborhood Sales in the last 4 months:



18404 NW Montreux Drive.
Pending at \$1,369,000



5000 NW Village Park Drive, Unit #C220.
Sold. \$218,500



5898 NW Lac Leman Dr.
Sold. \$825,000



5488 Champéry Place.
Sold \$1,050,000



5509 NW Lac Leman Dr.
Sold \$965,000

Waterfalls And Ponds

Waterfalls

The waterfalls and monitoring system are still working fine. It has been nearly a year since the waterfalls along Newport Way have been cleaned. Fortunately, we have only had one soaping so far this year. Another cleaning is temporarily planned for the end of June or early July. When that occurs the waterfalls will be drained and the rocks pressure washed. The down time should be less than 2 days.

Lakes

All three lakes were treated with dye on May 12, 2015 by Doug at Northwest Aquatic Ecosystems. Doug generally provides 3 to 4 visits to the ponds for weeding and treatment during the summer months. All of the fountains are now working normally. Last year, one of the two fountains on Lake F failed and was replaced with a new fountain. The cost for the new fountain was billed to the homeowners on the lake.

Jerry Lilly





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ACC Approval Reminder

Reminder to obtain ACC approval for exterior changes

Design approval by the ACC is necessary for all external changes to lots and residences. If you do anything to your house or lot which we can see from the street or your neighbors can see or hear then you have to have permission from ACC.

Approval is required for:

Painting exterior of residence including trim.

The colors and materials of the portion of the homes or other structures on the lot which can be seen from outside the Property shall blend into the natural landscape as much as possible. Please note that bright colors, including white, are prohibited on the north sides and roofs of any homes located on the northern edge of Division 1 or on the sides and roofs of homes in other Divisions which can be seen from outside the Property CC&R 5.2.3

Please notify ACC of any such painting even if painting without change in color. In almost all cases approval can be given within one week. Please provide notice including brief statement of plan and colors chosen.

Roofing. CC&R now include approval of not only cedar shake roofing but also for certain asphalt composite roofing. Replacement with cedar shake roofing does not require ACC approval. If your plan is to use composite roofing please obtain copy of the CC&R section providing details which is available on the Montreux website, and use it to guide your choices and provide copy to your contractor as the specifications are contained in this section including colors allowed. www.montreux-hoa.org



Remodeling. All remodeling visible from outside of your home or addition of outside structures on your property require approval of ACC.

Landscaping. Please notify ACC of plans for “major” changes in landscape which would significantly change the overall appearance of your property either from street view or equally importantly the view from your neighbors.

Tree cutting. Cutting trees with trunk diameter less than 6 inches is allowed without approval. Cutting larger trees should be approved by ACC and in some cases by city as well. Also as a courtesy to your neighbors please discuss planting of trees which at the time of planting may be of no significance but as they grow may affect the view from neighbors’ homes and yards.

Other “structures” on your property including generators or heat pumps which are outside the residence. Montreux HOA requirements include that the



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generator or heat pump be located or screened from view from street or from neighbor's property and operating noise limitations (maximum noise level of 75 dBA at 7 meters away from the unit) Please submit plans for any such items to ACC for approval and also please discuss with neighbors before proceeding.

Please always notify ACC of your plans BEFORE doing work. If work is done without approval and then

after the fact does not meet requirements it creates a very difficult situation for everyone and may even require redo or modification of the work done.

In summary, however, we ask that not only are the rules followed specifically but more importantly that they are followed “in the spirit” of their intent which is to maintain the beauty of our neighborhood.

Robert t Wilburn

Chair ACC committee

What's going on in Montreux?

Social networking has become an important way for communicating and interacting in many aspects of life. During the last annual meeting, Issaquah Chief of Police, Scott Behrbaum, told the community about the site “Nextdoor”. There are already several of our neighbors listed on this forum and we hope to grow and utilize the network. Check it out: nextdoor.com and look for an invitation from the HOA.

