



# MONTREUX

IN CONCERT WITH NATURE.

October 2015

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## 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 Bryon
Landscaping/Irrigation .....	Bob Anderson
Ponds and Waterfalls .....	Jerry Lilly
Electical .....	Ken England
Social .....	Ali Tamblyn
Newsletter .....	Christina England
Website .....	Charles Hayden
Government Affairs .....	Alice Chen
Past President/Advisor .....	Peter Roppo



*Please take extra care on Halloween and look out  
for our ghosts and goblins!  
Make sure your little monsters are easily  
seen in the dark!*

*If you are welcoming trick or treaters,  
keep your house well lit.  
If you are driving, take extra care, drive slowly  
and watch for children crossing.*





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## From The HOA President

### Montreux Neighbors and Friends,

We opened the month of September with a great neighborhood BBQ and everything went as planned, even the weather. The turnout was one of the best on record and I'm sure the weather had a whole lot to do with it but it was a great day with a great group of neighbors! Having said that, there was a whole lot of work and effort required to put the BBQ together and many thanks goes out to Ali Tamblyn who is in charge of the neighborhood social events, she did a great job coordinating the event along with help and assistance from other board members; Phil Saffel, Christina England's husband "Ken", Jay Willenberg, Alice Chen and her husband "Allen" along with retired board member Myrt Nelson. Thanks to all!

The board is working very hard to keep our neighborhood a place to be proud of, neat, fun and most importantly safe! If we all work together to be sure our neighborhood meets this criteria, it would help tremendously in keeping our investments growing. The latest report is that Seattle and the surrounding areas ranked 11th in the nation in growth in 2014 and 2015. Reports also show that homes in Montreux and the surrounding areas

have increased approximately 13% over the last couple years. I look around and visit adjoining neighborhoods like The Highlands and Talus, see what they are paying for homes in these neighborhoods and am very excited about the opportunities we offer here in Montreux for further growth in our property values as long as we work to protect that.

We always talk about how our neighborhood is aging and in comparison to the 2 neighborhoods mentioned earlier that's a fact. The majority of our homes are 20+ years older than these homes. If you visit homes in these neighborhoods, yes they are new, yes they have views and yes they have all the amenities conveniently located, but they are very expensive and very close to each other and mostly located on very steep terrain with roadways so tight you can hardly maneuver through them.

In Montreux we are lucky to have space, privacy and a quiet neighborhood located on one of the most beautiful mountains in the Seattle area. The entrance with its wonderful waterfalls, the ponds, the surrounding trees, our Natural Growth Environment (NGPE), the fantastic views off of our North Western slope and the beautiful trees lit up at night while you drive up Village Park Drive to enter your neighborhood along with the entrance flowers and monuments and most of all our neighborhood is safe.

All of this takes managing and all of this takes effort and especially now since things are aging we need to work harder to keep our neighborhood this way.

First investment that everyone can make is to report anything that will impact the reason we live here. Even if it seems small we need to know. In this day and age of communication it takes only seconds to report anything that seems out of place. Everyone on the board takes pride in our neighborhood and we need to know anything that jeopardizes that. Our contact information is on the Montreux website. Please make the investment and let us know!





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Second investment that everyone can make is to offer suggestions where we can improve our neighborhood with little or no investment. The other attractive thing about Montrux is keeping our quarterly dues and expenses reasonable, but we need suggestions that make sense, that are easy and cost effective yet add value, add to the attractiveness, add to our neighborhood!

Third and certainly not last is to volunteer to help, join us during our monthly meetings, even if you only come to one, show us that you care and are interested in hearing about what goes on. Our meetings take place usually the 1st Wednesday of every month. Email me that you are interested in attending just to listen, just to see what goes on, anything and I will be sure to let everyone on the board know that we have guests. It's well worth the couple hours. Also consider volunteering for a position on the board or assist in some way to keep Montreux awesome.

***The goal for the board and all of our neighbors is to work to make Montreux the greatest neighborhood in the Seattle area!***





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## A Reminder About Trees

As many of you know you need to contact me if you wish to cut down a tree on your property or if you notice what looks like a hazardous tree in the Native Growth Protection Easements (NGPE). The rules are different in each instance.

A tree (or trees) can be cut down on your property, however the City of Issaquah require a Tree Removal Notice to be completed and sent to them if the tree is 6" in diameter or greater up to 30" measured 4ft above the ground. The HOA also needs to give approval. For larger '30" and above, Landmark' trees a permit is required. I can help you navigate through the paperwork and the restrictions on the number of trees allowed. (It depends on the lot size and the number of existing trees that will remain).

In the NGPE areas no cutting, pruning or clearing of trees or shrubs is allowed unless the tree is determined to be hazardous. An ISA certified arborists report is required and the work is to be completed only by a Tree removal company under the management of the HOA.

Most of the trees deemed hazardous are reduced to snags about 20-30ft high. They must lay where they fall and no branches removed. Remember this is wild life habitat and reserve and not a private park.

Please call me at 425 747 0709 with questions or for me to discuss your situation

John Bryon  
NGPE Committee Chair





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## What a Block Party it Was!

Thank you to everyone who attended this year's block party. I hope you all had a good time and agree it was a great afternoon. Thank you to everyone helped make it a success. Special thanks go to Lynda Willenberg for liaising with the City of Issaquah and inviting the police car and fire truck to be there. Both are always a winner with kids. And thank you to Viola Ong for very kindly giving up a morning to chop onions and tomatoes for the BBQ. I'm already looking forward to planning next year's event.

Thank you  
Ali Tamblyn, Social Chair



## Halloween Events in Issaquah

### October 24-31 - Nightmare at Beaver Lake

Seattle area's largest indoor/outdoor haunted house. No shows on Mondays or Tuesdays. Reservations are recommended.

### October 25 - Community Center

From 5:30 pm - 7:30 pm for kids age 6 and under. There will be face painting, games and candy. Kids should wear their costumes. No charge.



### October 25, 26, 27 - Halloween Carnival - Fox Hollow Family Farm

From 10:00am - 5:00pm. Price: Adults are \$10 per person and children are \$12 per person (babies under 12 months old are free). Pumpkin picking, carriage rides, hot chocolate and s'mores.

### October 24 - Zombie Walk - Downtown Issaquah

Downtown Issaquah will again be overtaken by zombies on October 24 from 2:30-5:30. They will arise at the Hailstone Feed Store and make their way to the corner of Sunset Way and Front Street. 5 pm flash mob-type choreographed dance to Michael Jackson's "Thriller" song.

### October 26 - Halloween Run - Issaquah Highlands

Featuring a tree-lined, challenging course through the Issaquah Highlands, the Green Halloween 5K Run/Walk welcomes runners with tech tees, a team competition, and a great selection of prizes from Grand Ridge Plaza.

### October 26 - Green Halloween - Issaquah Highlands - Noon - 4pm

Grand Ridge Plaza. Carnival rides and games, pony rides, inflatables, laser tag, great food, music, and lots of giveaways such as yummy free samples of alternative treats.

A free Trolley sponsored will transport residents to and

from the festival from various stops along Park Drive. Tickets will be \$1.00 each or purchase a \$20 bracelet and enjoy 4 hours of unlimited festivity (food not included). Canned food donations can be substituted for cash in exchange for tickets: 1 canned food item equal one ticket. Canned food donations will support the Issaquah Food Bank.

### October 29 - Historic Pub Crawl

Issaquah's history is rife with murder, mayhem and prohibition. Explore our community's colorful past as the Downtown Issaquah Association and the Issaquah History Museums host a historic pub crawl just in time for Halloween. Starting at 6:54 pm. Purchase tickets through Eventbrite. Crawl starts at the historic Issaquah Depot then proceeds to six downtown establishments, which will each serve a small cocktail or appetizer. Enjoy lively narratives and juicy tidbits on the people of Issaquah and times gone by.

### October 31 - Trick or Treat Thursday - Gilman Village

Gilman village will again have Trick or Treating for children up to 12 years old on Halloween from 4 pm to 6 pm at participating stores. No charge.





**October 2015**

## Sold Properties



5860 NW Lac Leman Dr  
945,000  
(105.01% List price)



5576 NW Lac Leman Dr  
855,000  
(100.59% List Price)



5203 Isola Place NW  
1,195,000  
(100.59% List price)



5992 Oberland Place NW  
818,000  
(99.16% List Price)



10855 NW Varese Ct  
818,000  
(98.79% List price)



5595 NW Konigs Ct  
920,000  
(102.22% List Price)



5956 Mont Blanc Pl NW  
810,000  
(101.25% of List price)



18112 NW Montreux Dr  
1,000,005  
(100% List price)

## Pending Properties



5000 NW Village Park Dr  
#D124  
List Price 225,000



18477 NW Village Park Dr  
List Price 1,245,000



18632 NW Bernina CT  
List Price 1,098,000

**Also Pending:**  
5265 Jung Frau Place NW  
List Price: 1,188,000

**Also Active:**  
5317 Gran Paradiso Pl  
List Price: 1,400,000

## Active Properties



5230 Jung Frau Place NW  
List Price 975,000



18451 NW Village Park Dr  
List Price 819,000



5000 NW Village Park Dr  
#E126  
List Price 185,000