



MONTREUX

IN CONCERT WITH NATURE.

March 2016

Save the date! The Annual General Meeting will be held Wednesday, April 27th from 7-9pm at the Lewis Creek Park Visitors Center.

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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





March 2016

From The HOA President

Montreux Neighbors and Friends,

Since my last newsletter posting a lot has gone on during our board meetings. One of the main goals for the board is to be sure everyone is paying our dues on time and we are investing your dues efficiently and effectively on things that matter most in our neighborhood.

As you can imagine, this can be a challenge when you have over 220+ properties. This task alone takes a lot of management. Every quarter, statements are distributed and fee collection needs to be monitored, etc. Then there are those select few that neglect to pay for one reason or another. It is these collections take the majority of the time for the board. Unfortunately, in a couple cases we have had to use all of the tools allowed by our association and the law to be sure the payments are made. Upon my arrival, there were at least three homeowners that declined to pay their dues. Some have lived here for over 5 years and still not settled this debt.

You may say "3 out of 220+ is not bad." However, this adds up and we are making sure that everyone in our neighborhood is paying their dues! This helps keep our budget in check and our future dues down while providing adequate cash for investment in our aging neighborhood.

The next challenge is making sure we are investing these dues efficiently and effectively. We have been also aggressively making sure every dime that goes out is being invested wisely. We have uncovered several areas where contracts have been put in place but the return from these providers has not been up to par or fulfilled at all. One area was electrical, some of you have informed me that the tree lighting and surrounding neighborhood lighting has been totally neglected and all of you that sent notices are correct. Although we had a long term agreement with an electrical contractor, it appears they did not live up to their end of the bargain. We immediately took action and started the process to correct this. So your voice of concern has not gone unnoticed. It just takes time to research and correct some of these mat-



ters, especially when we are working on a volunteer basis once a month. This is one of several examples and our team has done an outstanding job keeping these matters in check.

We were notified by an alert neighbor that one of our "Street Trees" was hit by a car and our dues were used to dig up the stump and buy and plant a new tree. However, through a simple call to the police, we obtained the accident report and asked the latest car vs. tree insurance company to cover the cost of replacement including planting and it was granted immediately. Savings such as this are sure to keep our dues down.

In addition to the examples outlined above, our team is working on several items to come up with ideas to improve our neighborhood while keeping our budget on track. We would like to discuss those in detail with you at the upcoming April 27th meeting at Lewis Creek Visitors Center and hope that all of you will attend.

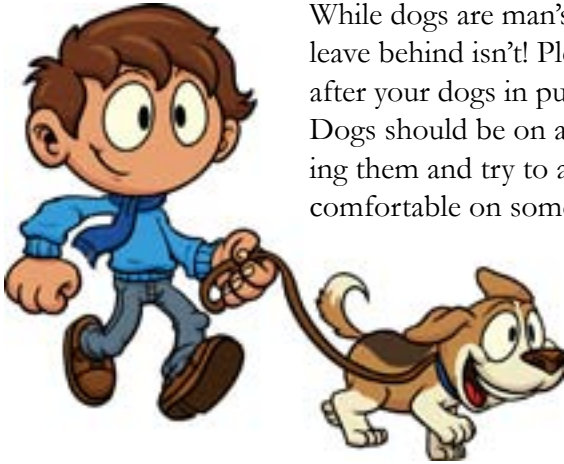
On average the volunteer board member spends at least 72-100 hours per year x 15 members = 1500 hours a year "Free of Charge" making sure your investment is safe. Please spend 2 hours, out of the year, and join us for the April 27th meeting to check up on what goes on with your most treasured investment: YOUR HOME!

- Mark Potensky



March 2016

About Your Dog...



While dogs are man's best friend, what dogs leave behind isn't! Please make sure to clean up after your dogs in public areas and sidewalks. Dogs should be on a leash when you are walking them and try to avoid letting your dog get comfortable on someone else's lawn.

Tell Us What You Think!

The HOA is looking into some ideas to spruce up the neighborhood and need your input. Ideas brought forward to date include park benches along Village Park Drive and public play areas. Please fill out the survey at: <http://tiny.cc/vdwx9x>

Views from VPD

Our beautiful mountain never fails to delight! If you have some photos that you would like to share, we are always looking for some fresh snaps! Please email them to cqengland@gmail.com



Getting Ready For Spring

Just as we are ready to emerge from the winter rains, your house is ready too! Here are some tasks that should be taken care of during mid-winter to get your house back in shape for spring:

- Check all gutters for proper drainage
- Clean debris from roofs, particularly in valleys where the water could become trapped
- Clean or change furnace filters
- Apply moss-retardant on grass
- Prune fruit trees
- Transplant shrubs
- Decide if you are going to use a landscaper and start asking for bids
- Check crawl spaces for water accumulation that might cause dry-rot
- Start to plan summer remodeling projects



(borrowed from the Home Owners Club)

Remember to check with the HOA for big landscaping projects, tree removal and out-door alterations.



Quick Fixes To Boost Curb Appeal

It's true, beauty is only skin deep, but another sad truth is that appearances matter. We all want our neighborhood, and our individual homes, to look their best, not only for our personal pride, but to help keep home values high, and our neighborhood desirable for new families. Montreux is now 20 years old, and wear and tear is a natural progression with age. Here are some quick tips to slow down the aging process and instantly boost your curb appeal.

1. Freshen up your front door with a new coat of paint on the door and the frame. Stick with tradition and opt for black or white, or add a pop of color with red, dark green or blue.
2. Change out the hardware on your front door. Brass instantly reveals the age of the home. Brushed nickel, black or bronze will give a fresh new look. Don't forget to change the kick plate to match the handles.
3. Add a seasonal wreath. This is really where you can show your personality.
4. Power wash your driveway and patios. You'll be surprised to see the surfaces come up a good few shades lighter. Unfortunately the city won't power wash sidewalks (we've asked!) so consider being a good neighbor and also power washing the sidewalk in front of your home.
5. Add an instant spring feel with seasonal flowers both in flower beds and in pots. A quick visit to a garden nursery will provide plenty of inspiration. Why not pick up some summer flowering annuals or perennials while you're there? A few hours' preparation and hard work now will give you a yard you can truly enjoy throughout the summer.



March 2016

Real Estate Market Update

2015 was a great year for real estate on the Eastside and Montreux was no exception. Throughout the year 20 properties sold in Montreux with an average sales price of \$945,000. The highest price was \$1,393,000 and the lowest \$600,000. An extremely low supply of inventory meant many homes sold within less than a week. In 2016 economists are predicting a 5-6% increase in residential home values. Unless inventory picks up, many believe we could see another year of 10% growth. Since the end of October, the following properties have sold.



4972 Alpen Glow Pl. NW
List price: \$799,000
Sold price: \$780,000
Days on market: 23



4932 NW Village Park Dr.
List price: \$800,000
Sold price: \$830,000
Days on market: 3



5230 Jung Frau Place NW
List price: \$975,000
Sold price: \$870,000
Days on market: 84



5554 Lac Lemman Dr
List price: \$1,000,000
Sold Price: \$1,000,000
Days on market: 7



18477 NW Village Park Dr
List price: \$1,245,000
Sold price: \$1,180,000
Days on market: 101



18202 NW Montreux Dr
List price: \$1,188,000
Sold price: 1,165,000
Days on market: 12



18632 NW Bernina Ct
List price: \$1,098,000
Sold Price: \$1,098,000
Days on market: 21

Information supplied by
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