



# MONTREUX

IN CONCERT WITH NATURE.

May 2016



Mark your calendars!

The Neighborhood Garage Sale  
June 11, 9:00-1:00

Annual Block Party  
September 10th

See page 4 for details

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## 2016-2017 Board Members

President.....	Phil Saffel
Vice President.....	Todd Elliott
Treasurer.....	Jay Willenberg
Secretary.....	Mary Cao
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



May 2016

## From the HOA president

I was elected president of the Montreux Home Owners Association at our Annual Meeting, April 27th, 2016, replacing our out going president, Mark Potensky. I previously served as vice president of the HOA last year, making this my second year on the board.

Mark did an outstanding job this past year and I look forward to his counsel in the coming months. Our long time recording secretary, Leslie Inaba, after three years, has also elected to vacate her position on the board, freeing up some valuable time for other pursuits. Please join me in wishing Mark and Leslie the very best in their future plans.

New members joining the board to replace Mark and Leslie are Todd Elliott, Vice President, and Mary Cao, recording secretary. We welcome their talents and new prospectives in the coming year.

I continue to be amazed at the dedication and professionalism depicted by my fellow board members, rep-

resenting you, the Montreux Home Owners. Like any endeavor, not everything is always "smooth sailing". Issues ranging from bears in the in the trash bins, to faulty lighting issues on Village Park Drive, and various landscaping deficiencies, are always on the agenda. It's a moving target! We, on the board, remain diligent, working to improve all aspects of our community, each and every month. We hear, and welcome your continued suggestions as to how to better our neighborhood and make it a great place to live. Some problems are large (over a mile of old perimeter lighting on Village Park Drive) and involve considerable expense to resolve, while other issues such as leaf and moss removal, and the general appearance of planted areas are somewhat easier to address. We are committed to continue to work to improve all of these issues, and are moving as fast as possible to get it accomplished.

With 242 homes in our community, all approaching 20 years of age, we are beginning to see some of the challenges of a neighborhood growing older. This fact







reminds all of us of the importance of doing whatever is necessary to make Montreux the beautiful showplace it has always been. Maintaining nice, well trimmed lawns and bushes will assist greatly in enhancing the value of all of our homes.

Just a reminder! Don't forget that all roof changes, outside paint colors and any structural additions must be approved, in advance, by the HOA Architectural Committee. By-passing this process may result in some expensive and unnecessary actions after the fact. Thank you for your continued compliance with this important by-law in the CC&R documents.



**May 2016**

A theme I would like to initiate for the remainder of 2016 is: **"Pick it up"**

That includes:

- Trash or garbage in the native growth areas
- Curbside debris on village parkway
- Spilled contents of trash containers on neighborhood streets
- Wayward dog "poop" (if you have a bag)

It's convenient to think that someone else should do it, but the neighborhood belongs to all of us. Thanks, in advance, for your support with this program, and in the meantime, enjoy our 2 new benches along village parkway.

I look forward to meeting many of you this year, and thank you, for your continued support and stewardship of our great community.

Sincerely,  
Phil Saffel

*Please note the current members on the board at the beginning of this newsletter. All members are volunteers and help is always appreciated!*



May 2016

## Social Scene

### One Man's Trash Is Another Man's Treasure.

The annual Montreux Garage Sale is scheduled for **Saturday 11th June - 9am to 1pm**. So open up your garage, sell your wares, and hope for a sunny day! The sale will be advertised in advance in the local press with directional signs posted throughout the neighborhood. The key to a successful community garage sale is wide participation. Professional garage sale shoppers are a close knit community, with news spreading quickly on whether a community sale is worth attending. Generally the more homes that participate the more traffic we will have coming through the neighborhood, and hopefully the more we will all sell.

As in previous years, the donation center Jubilee Reach will collect any unsold items. Please leave your donations curbside by 3pm. They will happily haul away clothing and accessories, furniture, household items, jewelry, kitchen items, shoes and technology. Items must be clean and in good condition.



They are unable to accept the following:

- Cribs, Car seats, Strollers,
- Instruments,
- Large furniture items such as Armoires, Entertainment Centers, Wall units, TV Cabinets
- Mattresses that are more than 6 years old
- Older televisions
- Appliances that are more than 10 years old
- Older computers screens
- Sofa beds

### Annual Neighborhood Block Party

Mark your calendars! The much awaited annual block party will be held on **Saturday, 10th September**. There will be entertainment for all ages including inflatables, carnival games, a kid's raffle and of course plenty to eat and drink. Oberland Place cul-de-sac, from 4pm. It's a big event to pull together and volunteers are always needed. If you'd like to help in any way, please contact Social chair Ali Tamblyn at: [alitamblyn@windermere.com](mailto:alitamblyn@windermere.com).



By Ali Tamblyn – Social Chair



## Seriously—pick it up!

We continue to receive complaints from residents about dogs and lawns. Please remember that we are all neighbors and we all like to keep our lawns pet-waste free. Don't forget to pick up the poop!



## Slow Down!

The weather is getting warmer and that means the children are out playing. Please drive slowly and watch out for our youngest neighbors as they enjoy the spring and summer months.

This is also the time of year when lots of our wildlife comes out of hiding and can be spotted up and down Village Park Drive. There were reports of an Elk in the middle of the road!

The Issaquah Police Department has said they will be patrolling our neighborhood regularly, keeping us safe and also looking for speeders.

**So, lets all stay aware and drive safely!**

## Down the drain

Be careful what you put down your storm drains! The city has very strict ordinances about what is allowed to go down the drain as most of the sewers lead to streams and our wetlands are protected. If you are not sure about what is allowed and where your drains go, err on the side of caution and find an alternative way to dispose of the waste.







May 2016

## CC&R News and Nitty Gritty

### Rubbish.....

With summer just around the corner this first reminder is late and not as timely as it would have been a few months ago. With the arrival of spring comes the also comes the re-emergence of our various wildlife friends. With lush protected growth areas all around our beautiful community, Bears and Raccoons are frequently seen around. Unfortunately, these beautiful animals can't help themselves and rarely pass up an easy meal that can be found by raiding our trash cans. Our CC&Rs require that trash receptacles be screened from sight except for pick up day. A strict interpretation of this rule could be that it does not allow for trash cans to be placed curbside the night before. Drive around the neighborhood on Sunday evening and you quickly see that in reality, most of us do just that. What is not written in the CC&R's, is the expectation and responsibility that comes with putting your trash out the night before. If you make the choice to do so, you also absorb the responsibility for picking up your trash if it ends up scattered and strewn by our aforementioned furry friends. It matters not if the trash end up in a neighbor's yard or the NGPE, if it is your trash; it's on you to pick it up. For our new neighbors, don't fret, you haven't had the years of experience living here to know and expect a surge in this activity early in the spring and again in the fall but hopefully enough of you will read this and we can all help to keep our community clean and beautiful.



### Going Yard.....

Since I was relatively verbose regarding refuse let me do my best to keep this comment succinct. Our CC&R's expressly require each and every one of us to maintain the appearance of our homes and our yards. With spring rains and an unusual abundance of sun and warmth it becomes painfully obvious who has and hasn't put any effort into taking care of their landscaping. I wish I had the luxury of time to regularly canvas our neighborhood so I could give a friendly knock on the door and in person reminder of this shared duty. Instead, I am heavily reliant upon members of our community to let me know when a home has gotten more than just a little behind on upkeep so I can send out a notice. This usually involves a friendly 1<sup>st</sup> reminder and will be followed with violation notices and or fines (as spelled out in our Compliance Policy & Fine Schedule). For everyone who has let me know of a concern, thank you and for those of you more than a little behind on upkeep, fair warning.

Ryan Heiberg  
CC&Rs

## Survey Says....

Only 26 people responded to the survey sent out as a part of the most recent Newsletter, however the feedback was very interesting.

When asked which amenities residents would like to see the HOA focus on for future development, the top 4 responses were to add a playground (30%), develop hiking trails (26%), install park benches (23%) and add more flower beds (19%). Other suggestions made included trash cans and doggie bag stations, improving the sprinkler and electric systems, building a pool with a picnic area, and concentrating on the moss on sidewalks. Installing speed bumps received no votes.

Responses to which events residents would like to see were more definitive. A neighborhood block party (46%), neighborhood cleanup (42%) and yard sales (38%) were the most popular requests. The garden tour had only 4 responses (15%). Other responses included a shredding truck, spring cleaning dumpster, holiday events such as egg hunts and 4th of July parades, pool parties and Christmas parties.

The responses to the question of which information should be in the newsletter were higher. 76% of respondents would like to see the general reports concerning waterfalls and other systems continue. 73% would like to have crime reports. 65% are interested in neighborhood news and 38% like the pending/new home sales. Other suggestions included city news, seasonal updates and to have the newsletter issued on a consistent schedule. We will do our best to include what we can!

There were several comments which the Board is taking under advisement and keeping in mind when looking at the results as a whole.

Finally, there were a few respondents who indicated they would be interested in volunteering to help the HOA through special committees, but only one person who left their email. We will send out a call for volunteers as some of these projects get started.

Thank you for your feedback!

Christina England  
Newsletter





May 2016

## Real Estate Market Update

As we move into summer, the real estate market continues to sizzle. The market remains incredibly strong with homes selling quickly. Driving the market is continued local economic growth as well as low inventory – just one month's supply on the Eastside. Considering such low inventory it is little surprise that 39% of homes sold over list price in April. What is a little more surprising is 45% sold for less than list price, or had a price change before selling, proving that pricing your home right is critical now more than ever. Buyers are showing fatigue and with it reluctance to escalate above market value.

Looking a little more locally at our area – Issaquah, South of I-90 – the median list price of a pending sale in April was just shy of \$800,000, with inventory at 0.85 month's supply. Here's a snapshot of what's happening in Montreux.

### Rentals



4933 Alpen Glow Place  
\$3,798/month

### For Sale



5688 NW Lac Leman Dr.  
List Price \$949,000



18130 NW Marseille Ct  
List Price \$1,188,000

### Pending Sales



18108 NW Montreux Dr  
List Price \$1,150,000



5317 Gran Paradiso Place NW  
List Price \$1,375,000

### Recently Sold



18502 NW Montreux Dr  
Sold Price \$1,579,999

By Ali Tamblyn, Windermere Issaquah

*\* Information correct at time of submission.*