

In this issue >>>

Message from President
Montreux Street Trees
Meet the Board
Yard Lamps ON
Down and Dirty
Ask the Experts



November 2020 Issue

Montreux-hoa.org

Montreux newsletter



Montreux Board

Officers

President – Frank Yandrasits
Vice President – Joyce Stewart
Treasurer – Jay Willenberg
Secretary – Donna Whitehead

Directors

ACC and NGPE – Jerry Mack
CC&Rs – Carrie Blanton
Government Affairs – Susan Glicksberg
Landscaping – Judy Norman
Past President – Anthony Vilante
Ponds & Stormwater – F. Yandrasits (acting)
Social – Hamid Koohpai
Waterfalls & Electrical – Jerry Lilly

Committee Members

Advisors – Ryan Heiberg, John Rydell
Newsletter – Lynn Mack, Joyce Stewart
Website Designer – Christian Gal



A message from the HOA President

Fall is a time of transition. Days are growing shorter so please check that the yard lamps at the base of your driveway are functioning correctly. Our landscape contractor, Plantscapes, transitioned to fall cleanup and winterized our irrigation system. The Montreux HOA Board also experienced some transition. Cristian Gal volunteered and was appointed by the Board to fill the website focal position vacated when Charles Hayden moved. Ali Mills moved and vacated the social chair position. Hamid Koohpai volunteered and was appointed by the Board to fill this position. Ryan Heiberg stepped down as chair of the Covenants, Conditions and Restrictions (CC&Rs). Carrie Blanton volunteered and was appointed by the Board to fill this position. Peter Roppo stepped down as chair of the Native Growth Protection Easement (NGPE) as his family began the process of moving from Montreux. Joyce Stewart, vice president, has been helping during the transition. Jerry Mack (ACC Chair) volunteered to cover Peter's responsibilities until a replacement is identified. Ali, Ryan and Peter have been long-time members of the Montreux HOA Board. We have a wonderful neighborhood because of volunteers like them!

Additionally, you may notice some updates to our communication plan that includes a refreshed website and the use of a consistent HOA e-mail address. Please remember to use hoa.montreux@gmail.com for all correspondence.

Fall is also a time of reflection. I am thankful for the engaged Board members and volunteers in our community. I also very much appreciate the patience and positive feedback from so many of our Montreux residents. I wish you and your family a safe and peaceful holiday season.

Frank Yandrasits

Landscaping

Montreux Street Trees

The trees along our neighborhood streets have been suffering from age, disease, and neglect. As a result, the street tree task force was formed. They contacted arborists to assess the needs and costs to address the issues. Davey Tree was selected for the work. Based on their recommendations, a multi-phase plan was drafted for both immediate and long-term maintenance of our trees and community.

Phase 1

This phase includes the removal of dead and diseased trees along NW Village Park Drive. This phase was completed in October. Twenty trees were removed and two dozen trees pruned. Stump grinding of removed trees is scheduled for November.

Phase 2

Trees removed along NW Village Park Drive will be replaced in early 2021 with alternate species and planting locations being considered.

Phase 3

In Spring 2021, pruning of the remaining 126 trees along NW Village Park Drive will be completed.

Phase 4A

Pruning of 44 trees on NW Lac Leman is planned for 2021 if budget is available.

Phase 4B

Pruning of 23 trees on NW Montreux Dr is planned for 2021 if budget is available.



Phase 5

Completion of priority 2 and 3 tree removals and replacement of 11 trees is planned for 2022.

The task force recommends that beginning in 2023, the HOA implement an annual recurring removal and re-placement of approximately 10 trees as identified by the arborist's assessment and a recurring pruning plan of approximately 100 trees per year.

Lights On?



As our days get shorter, it is a good time to check the functionality of our outdoor yard lamps as required by our CC&R's.

Thank you for your compliance. This makes our community safer for everyone.

5.22 Yard Lamps. Yard lamps of an ACC-approved design and construction shall be provided by each Owner at the driveway entrance or pedestrian walkway entrance to such Owner's Lot. Such yard lamps shall: (a) be constructed of materials approved by the ACC which correspond to the exterior materials of the Living Unit on such Lot; and (b) provide a minimum of 150 watts of light. Such yard lamps shall include a device which automatically switches the yard lamp on at dusk and off at dawn and shall not be manually operable from the Living Unit. The ACC may specify the light fixtures to be utilized. The yard lamps shall function in lieu of conventional street lights to provide lit sidewalks and to define the edge of the streets.

Meet the board >>>

This edition of the Montreux Newsletter introduces three more HOA Board Members.

Jerry Lilly has served on the Board since 2009 as chair of Ponds and Waterfalls, which monitors and maintains our ponds and waterfalls. He recently added oversight of electrical services, primarily for street lights and monument lights. Jerry and his wife, Loretta, have lived in Montreux since 1998. He is a registered acoustical engineer. The waterfalls at the entrance to Montreux were a major reason he decided to build a home in Montreux. He was so inspired by it, that he had a contractor construct a private waterfall in his backyard which he maintains to this day.



Carrie Blanton is the new chair of CC&Rs. She and her husband, Will, have lived in Montreux since 2012 with their two daughters (now grown) and Duke, their miniature labradoodle. Carrie is a small business owner and Washington State native, while Will hails from North Carolina (Go Duke!). Carrie's goal as chair of CC&Rs is to educate and remind homeowners of the covenants, conditions and restrictions that keep Montreux a beautiful and great community. You may receive a phone call or email in the future from the committee reminding you of these rules, with the goal of resolving any issues in a friendly manner. If you see Carrie and Duke walking, be sure to say hi!

Susan Glicksberg is the chair of Government Affairs, keeping an eye on the surrounding communities to make sure our community is not negatively affected. Susan has been a resident of Montreux for 23 years with her husband Michael and this is her second go around on the Montreux board. She retired four years ago after nearly 30 years as an engineer and manager in Materials and Flammability at Boeing. In her spare time, Susan has other volunteer positions, loves reading, knitting, traveling (pre-pandemic) and taking classes (now online). Susan reluctantly exercises and has the goal to start walking our community more regularly!



Let's Get Down and Dirty!

That's exactly what members of the board, landscape committee, neighbors, and crews from Plantscapes have been doing!



Irrigation is one of the biggest HOA expenses and our system is showing its age. At the October Board meeting, Frank Yandrasits reported that numerous leaking irrigation heads and lines have been replaced or repaired. As a result, water usage over the summer was significantly reduced. If you see a leak, notify a board member!



The landscape committee and neighborhood volunteers have been busy over the summer sprucing up the landscaping. The area around the ponds has been weeded and invasive brush pruned back. The curbing along NW Village Park Drive has been cleaned of the moss inch by inch on hands and knees. Common areas have been weeded, invasive ivy removed, and hidden gems discovered.



One of those hidden gems that was completely covered with vegetation!

The landscape committee has been working with the City of Issaquah to address our sidewalks. Thirty-four cracked sidewalks have been identified. Eleven repairs were made in October with the remainder to be completed this fall and winter if the weather permits.

Thank you to everyone who has volunteered. You are making a difference in beautifying our neighborhood. Volunteers are always welcome.

Contact Judy Norman or Joyce Stewart to join in the fun!

Ask the experts >>>

Q: *When is architectural approval required?*

A: *Any change to the exterior of your home requires approval.*

Exterior changes include roofing, painting, landscaping, fences, etc. This is one time when it's better to ask for permission BEFORE you begin work. Contact ACC Chair Jerry Mack for the proper documentation and approval.



Waterfalls News

The two waterfalls at our entrance are enjoyed by everyone who lives or visits Montreux. The falls operate daily from 6 a.m. to midnight, and are programmed to shut down during freezing weather. Annually, the falls are pressure washed to remove moss. Water for the falls is purchased from City of Issaquah through our existing irrigation system and is recirculated by the pumps. However, water is lost through evaporation, splashing, and leaks. In 2019, the waterfalls used over half a million gallons of water. Recently, there have been numerous "soapings" by vandals dumping soap and detergent into the falls which creates clouds of soap bubbles that can be hazardous to drivers on Newport Way. While the bubbles go away in a couple of days, the soap remains polluting the water, eventually ending up in the stormwater system further polluting Lake Sammamish and the ecosystem downstream. We need community help to address this problem. Please reporting anyone you see or know who has added soap to our waterfall to the Issaquah Police Department.

A note of thanks...

Three members of the board have recently stepped down after serving our community for many years. We extend our thanks and gratitude for all their years of service.

Peter Roppo was on the board for over ten years serving as HOA president for two years and most recently as chair of Native Growth Protection Easements.

Ryan Heiberg was on the board for seven years. During that time, he served as president, vice president, and chair of CC&Rs.

Ali Mills started on the board in 2015 and served as social chair.



final thoughts...

This is the season of thankfulness and while we have all faced the hardships of 2020, this is a great time to focus on gratefulness. That might mean reaching out through a phone call or FaceTime with a loved one, listening to the sound of fall leaves crunching under your feet, and enjoying the sight of deer as you come up Village Park Drive. In the next weeks and months, take time to enjoy the first snowflakes, holiday lights, a clear starlit night, or a handmade gift that you give or receive! This is an exercise in mindfulness that can reshape how we handle the stresses of any day.

From everyone on the Montreux Board, Happy Holidays and Happy New Year!

coming soon >>>

Winter!

Are you ready?

- ✓ Gloves
- ✓ Snow shovel
- ✓ Chains

Be prepared for whatever winter brings us, including SNOW. It is beautiful to look at and play in, but with our steep hills it can also be a driving challenge. No one plans to get stuck in the snow, but cars abandoned on Village Park may be towed.



Leaves



Friendly reminder to not rake or blow your yard leaves into the streets. Leaves should be gathered and composted or added to landscape bins.

Payment of Quarterly Dues

Montreux HOA does not currently have the ability to accept direct electronic payments, but most banks will allow you to automatically issue a check on a regular basis. Consider scheduling a check payment of your \$270 quarterly dues. Contact HOA Bookkeeper Blyth Claeys at blythclaeys@yahoo.com for more information.

Montreux-hoa.org

The Montreux website is a great resource. You can find copies of our covenants, board minutes, financial statements, newsletters and more. There is also a place to subscribe to the site so you can receive notifications of new posts. Check it out at Montreux-hoa.org

The Montreux Newsletter is distributed 3-4 times yearly. In order to keep costs down, it is now being distributed electronically. Copies are also available on the Montreux website.

We are looking for stories for our Montreux newsletter. Do you have questions for our Board? Are you aware of any random acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts or ideas.