

In this issue >>>

Message from HOA President
2021-2022 HOA Board
Meet the Board
In Concert with Nature
Landscape Updates
Please and Thank You
Community News



June 2021 Issue

Montreux-hoa.org

Montreux newsletter



Montreux Board

Officers

President – Joyce Stewart
Vice President – Connie Hanson
Treasurer – Frank Yandrasits
Secretary – Donna Whitehead

Directors

ACC and NGPE – Jerry Mack
CC&Rs – Carrie Blanton
Government Affairs – Susan Glicksberg
Landscaping – Judy Norman
Past President – Frank Yandrasits
Social – Hamid Koohpai
Waterfalls & Electrical – Jerry Lilly

Committee Leads

Electrical –
Newsletter – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasits (acting)
Website Designer – Cristian Gal

Bookkeeper – Blyth Claeys

A message from the HOA President

Hello, my name is Joyce Stewart – your newly elected Association president.

Before retiring in 2019, I worked as a teacher, elementary principal, and middle school principal. I ended my career as deputy superintendent in a large and diverse school district. Even though my career was filled with some challenging and difficult moments, I smile each time I think of those 40 years working in service of students and their families in three different states.

I have lived in Montreux for the last 20 years and joined the Board last year because I watched my retired neighbors serve this community with grace and calm. Because of their humble service, we all enjoy the seasonal wonders of this beautiful neighborhood; now it is time for me to give back.

I spent my year as your vice president getting to know the common areas in Montreux and becoming familiar with updated association laws. I learn best by doing, so there was no better way for me to learn and be informed than rolling up my sleeves and doing the work. In addition, with the stay-home order in effect, there was no better place to be than outside. For several months, I worked alongside other neighborhood volunteers. Together we dug up and replaced dozens of sprinkler heads, weeded many common areas, including the waterfall, helped homeowners with the process to remove hazardous trees, mulched the islands, and removed LOTS of moss from the curbs on Village Park Drive. The most rewarding part of the year was meeting and visiting with many grateful people who care so much about our neighborhood. Thank you for taking the time to visit and for your kindnesses.

Because our landscape and vegetation are aging, the Board is slowly refreshing, replanting, and replacing old trees, plants, lights, and other items. As president of the Association, I will continue to roll up my sleeves and help in any capacity needed.

(Continued on page 2)



Meet the board >>>

Following the March 10, 2021 Annual General Meeting, the 2021-2022 Board of Directors was elected by a majority vote of the 131 homeowners (54%). Thank you to everyone who attended the meeting and returned their ballots. The results of the election are as follows:

President: Joyce Stewart
Vice President: Connie Hanson
Secretary: Donna Whitehead
Treasurer: Frank Yandrasits
ACC and NGPE: Jerry Mack
CC&R's: Carrie Blanton
Government Affairs: Susan Glicksberg
Landscaping: Judy Norman
Waterfalls and Electrical: Jerry Lilly
Social: Hamid Koochpai
Past President: Frank Yandrasits

The following individuals have volunteered to serve as committee leads. These are non-voting positions.

Electrical – Open
Newsletter: Lynn Mack, Joyce Stewart
Ponds and Stormwater: Frank Yandrasits (acting)
Website: Cristian Gal

Everyone who serves our HOA is a volunteer. The only HOA employee is Blyth Claeys, the Association's bookkeeper.

This edition of the Montreux Newsletter introduces the newest member of the HOA Board



Connie Hanson was elected Vice President of our HOA in April. She and her husband, David, moved to Montreux in 2012. Connie served as CC&R Chair and then Newsletter Editor on the Montreux HOA Board shortly after arriving. Connie is excited to be a member of the Board once again and

especially looks forward to meeting the many new residents in the neighborhood.

A retired Montessori Preschool Director, Connie enjoys volunteering with her therapy dog at hospitals and schools; she has recently started doing agility work with her Mini Aussie puppy. She also enjoys spending time with the couple's two grown daughters, hiking, gardening, traveling, and exploring the Pacific Northwest.

In Concert with Nature

Cleaning of Waterfalls Planned

The large and small waterfalls at the entrance to Montreux are our neighborhood's most recognizable feature. Jerry Lilly has served as Board chair of the waterfalls for many years and carefully manages the operations and maintenance of the falls. The Board approved hiring a company to clean the waterfalls this summer.

Cleaning is scheduled for June 3. Please expect to see the waterfalls turned off from approximately May 31-June 5 to facilitate draining the ponds, cleaning, and refilling.



(President's Message, continued from page 1)

One of my neighbors recently asked how she could help, and I shared with her the following suggestion of a way to help improve neighborhood safety:

Since the beginning of COVID, more of our homeowners are using Village Park Drive, Montreux Drive, Lac Leman, and other sidewalks as part of their walking, biking, or jogging routes. Mossy sidewalks can be a problem at times. If you are power washing your driveway, could you please clean the abutting sidewalk? I just did my sidewalk last week, so walkers and joggers can enjoy the safer, newly moss-free sidewalk.

In closing, it is an honor for me to serve. I look forward to a year of getting to know more of my neighbors and hearing from you with questions, comments, or suggestions about where we live and how we share this neighborhood.

Gratefully,
Joyce Stewart



For the first time since the Montreux HOA was established, a familiar face will be missing from the HOA Board.

Jay Willenberg has volunteered his time to our community for decades. He has worn many hats, but the one he

wore the longest was that of treasurer. Over the years, Jay and his wife Linda have also opened their home to various board functions and celebrations. As a community, we want to thank Jay for his service.



Food Trucks

Food trucks have become a popular and a well-received way for neighborhoods to socialize, especially during the pandemic. When homeowners suggested bringing the trucks to Montreux earlier this year, the idea was researched, including speaking with nearby neighborhoods about their experiences. By all accounts, those experiences have been positive. The Board approved a proposed schedule of one per month on a trial basis, with a plan to review and adjust as necessary. These trucks are required to comply with City of Issaquah regulations and we are awaiting permit approvals before we host the trucks. We will email homeowners when/if the permits have been finalized.



Landscape Updates

- The street trees along Montreux Drive, Lac Leman, and Village Park Drive will be pruned at the end of May and beginning of June. Thank you for your patience while the Arborwell team is completing this important work.
- The common areas along Village Park Drive, Montreux Drive, Lac Leman, and Champéry will be mulched on June 23. The blower truck will need access to the common areas so please do not park cars on those streets on **June 23**.
- Over 100 arborvitae were planted in March. In order for the arborvitae to survive, the trees need a lot of water during the first couple of years. Hot days in July and August are challenges for the new plants. If you live close to an area that has new arborvitae and can help water the young plants occasionally during a warm stretch, the landscape committee would be very grateful.

Please...

A Friendly Reminder from Carrie Blanton, CCR Chair

Most complaints received this past year involved the condition and maintenance of landscaping around our homes. Please remember that our CCRs **require** every homeowner to keep their yard in a good, clean, and attractive condition (article 5, section 15, page 11). This includes assuring that sidewalks along our property are clean and passable. Low hanging branches on trees must be trimmed; plants must not grow over the sidewalks. We all have a vested interest in keeping our neighborhood a beautiful place to live. Feel free to reach out to the Board for recommendations of landscapers if you need them!

Garbage, yard waste and recycling containers continue to be a problem! Over the last 6 months an increasing number of homeowners are leaving containers out in the street over 24 hours after pickup creating hazardous conditions for drivers and pedestrians. Let's face it, no one wants to look at streets lined with garbage cans. Be a good neighbor; stow those cans.

This is also the time of year when wildlife are active. Our garbage containers are easy pickings for our local bears. Please keep containers tightly covered and refrain from setting them out until the morning of pick-up. Additionally, birdfeeders (seeds) and outdoor petfood containers attract unwanted pests like rats (YUCK!).

Let's all do our part to keep Montreux beautiful and safe.

...and Thank You!

Making a Difference...

What does it take to be a volunteer? Ask Warren and Ann Hansen. They noticed that the mailboxes in Montreux needed a good cleaning. They contacted our HOA with an offer to clean the moss and dirt from the mailboxes. Ann and Warren followed the guidance they found on the website: [How to Clean and Maintain Your CBU Mailbox \(budgetmailboxes.com\)](http://budgetmailboxes.com). They washed the boxes but did not do anything with the locks. Another resident paid for their supplies. In addition to all the cleaning, they identified springs that were broken on the package storage area of the boxes. The springs have been ordered and will be replaced in the upcoming weeks.

Warren and Ann, thank you for your hard work and commitment to our community. You made a difference!



Is there a need you could help fill in our community? Volunteering benefits us all. Contact our HOA if you can help.



NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave trees and other vegetation undistributed within the NGPE unless approved by the City of Issaquah. The Montreux HOA works with the city to obtain approval of any needed work in this area. About every three (3) years, the HOA contracts with a certified arborist to assess the areas of the NGPE where trees exist that are in striking distance of owners' properties. Trees are identified by category for potential of risk if they were to fall from such things as windstorms or decay. Depending on the level of risk, the HOA then contracts with a company to remove the potential risk within the time period recommended by the certified arborist.

The most recent assessment was completed in early May. The HOA is currently taking action to have the high risk trees removed of by mid-summer.

If any homeowner would like a copy of this assessment, please send a request to hoa.montreux@gmail.com

Calendar of Events >>>

- May 31 - June 5 Fountains Shut Down for Pressure Cleaning
- June 9 - HOA Board Meeting at 7 p.m.
- July 4 - HAPPY BIRTHDAY AMERICA
- July 14 - HOA Board Meeting at 7 p.m.
- August 11 - HOA Board Meeting at 7 p.m.



Road Work on I-90

Starting in May and continuing through the end of 2021, contractor crews working for the Washington State Department of Transportation (WSDOT) will resume night work on a project to add capacity on Interstate 90, between 150th Avenue Southeast in Bellevue and State Route 900 in Issaquah. They will restripe the existing roadway and create auxiliary lanes. These lanes will be located outside of the existing lanes in both directions of I-90. The crews are also adding noise walls in strategic locations within the project area to minimize traffic noise effects on local residents. This work will be accomplished at night between the hours of 8 p.m. and 6 a.m.

Residents living near the work zone, may hear noise from construction equipment and vehicles. Noise sources include, but are not limited to jack hammers, paving machines, backhoes, and air compressors.

Issaquah's website alert has more information on this issue <https://www.issaquahwa.gov/CivicAlerts.aspx?AID=4705>

2020 Late Fees and Interest

Governor Inslee's **Proclamation 20-51 Community Associations Meetings and Late Fees** prohibits community associations from collecting late fees and interest

during the COVID-19 pandemic. A couple residents asked how many homeowners are delinquent with their dues, and how much in interest/late fees were we unable to collect as a result of this edict. At the end of 2020, there were nine homeowners behind in payment of dues, and for 2020 we waived interest and late fees totaling \$1,850. Our understanding is Proclamation 20-51 will remain in effect until Governor Inslee terminates the COVID-19 state of emergency declaration. At that point, we will resume charging/collecting these fees.

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.

Volunteer Opportunities

The landscape committee is looking for volunteers to help weed the waterfall and other common areas during the summer. We are also in need of individuals who can help with replacing irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa.montreux@gmail.com

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.