



# HOA Annual General Meeting – March 9, 2022

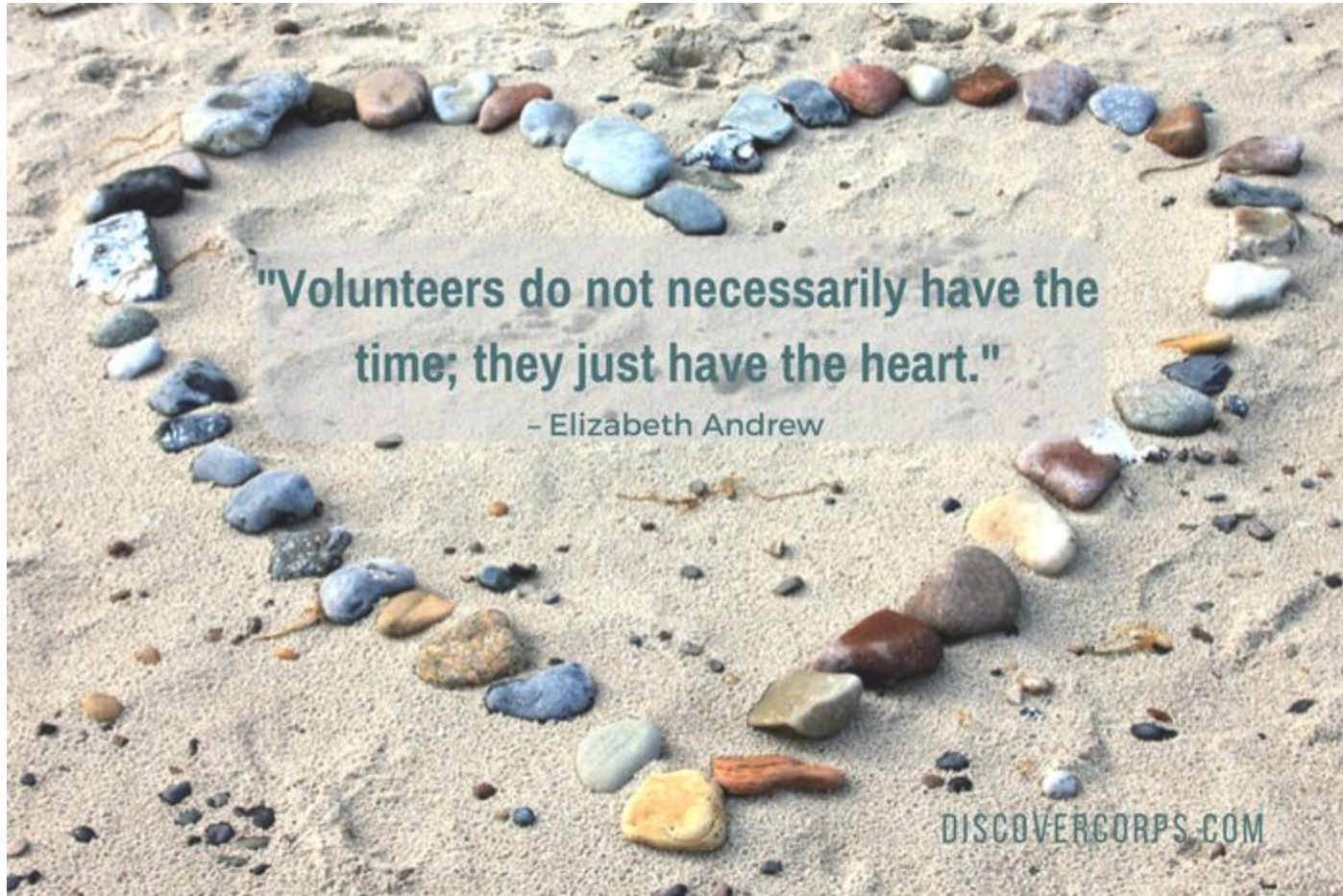
Virtual Meeting via Zoom Video Conference

# 2021-2022 Board of Directors



Name	Position	Roll
Joyce Stewart	President	Officer
Connie Hanson	Vice-President	Officer
Donna Whitehead	Secretary	Officer
Frank Yandrasits	Treasurer	Officer
Jerry Mack	Architectural Control (ACC) & NGPE	Director
Carrie Blanton	Covenants, Conditions & Restrictions (CCRs)	Director
Susan Glicksberg	Government Affairs	Director
Judy Norman	Landscaping	Director
Jerry Lilly	Waterfalls	Director
Hamid Koohpai	Social	Director
Frank Yandrasits	Past President	Director
Frank Yandrasits	Ponds and Stormwater	Committee
Cristian Gal	Website	Committee
Lynn Mack	Newsletter	Committee
Suresh Kumar/David Lee	Electrical	Committee

# Volunteers



# 2022 Annual General Meeting

## **Purpose:**

1. Summary of 2021 accomplishments and 2022 plans;
2. Ratify the Fiscal Year 2022 Budget;
3. Nominations for 2022-23 Board of Directors
4. Q&A, Open Discussion



# Annual General Meeting Agenda



7:00 Welcome— Joyce Stewart

7:05 Chair reports

- ☐ Landscape – Judy Norman
- ☐ Waterfalls – Jerry Lilly
- ☐ Electrical – Suresh Kumar, David Lee
- ☐ Architectural Control Committee (ACC) – Jerry Mack
- ☐ Native Growth Protection (NGPE) – Jerry Mack
- ☐ Covenant, Conditions & Restrictions (CCRs) – Carrie Blanton
- ☐ Government Affairs – Susan Glicksberg
- ☐ Social – Hamid Koohpai
- ☐ Newsletter – Lynn Mack
- ☐ Treasurer – Frank Yandrasits

7:30 Present the 2022 Budget for ratification

7:40 2022-2023 Board of Directors – Positions, Nominate Candidates,  
Voting Process

7:50 Open Forum, Q&A

8:00 Adjourn



## Annual Homeowners' report

March 9, 2022

Judy Norman





# Landscape Committee: Challenging Summer

## Record breaking temperatures

- Impacted new plants (planted 103 arborvitae in Spring of 2021-drought occurred and replanted 71 by the end of October 2021)
- Impacted grassy common areas



# Landscape Report

## Mulched the Common Areas

- Over 100 yards of mulch were blown onto common areas in June





# Landscape Committee

## Weeded the Waterfall Area

- Before and after pictures





# Landscape Report

## Cleaned the Mailboxes

- Two volunteers cleaned the mailboxes



# Landscape Report

## Pruned trees

- Village Park Drive
- Montreux Drive
- Lac Leman





# Landscape Report

## Communicated *Gift a Tree* Invitation to Homeowners

- Four trees planted in honor of individuals who served the Montreux community
- Planted two Autumn Gold Ginkgo and two Armstrong Red Maple



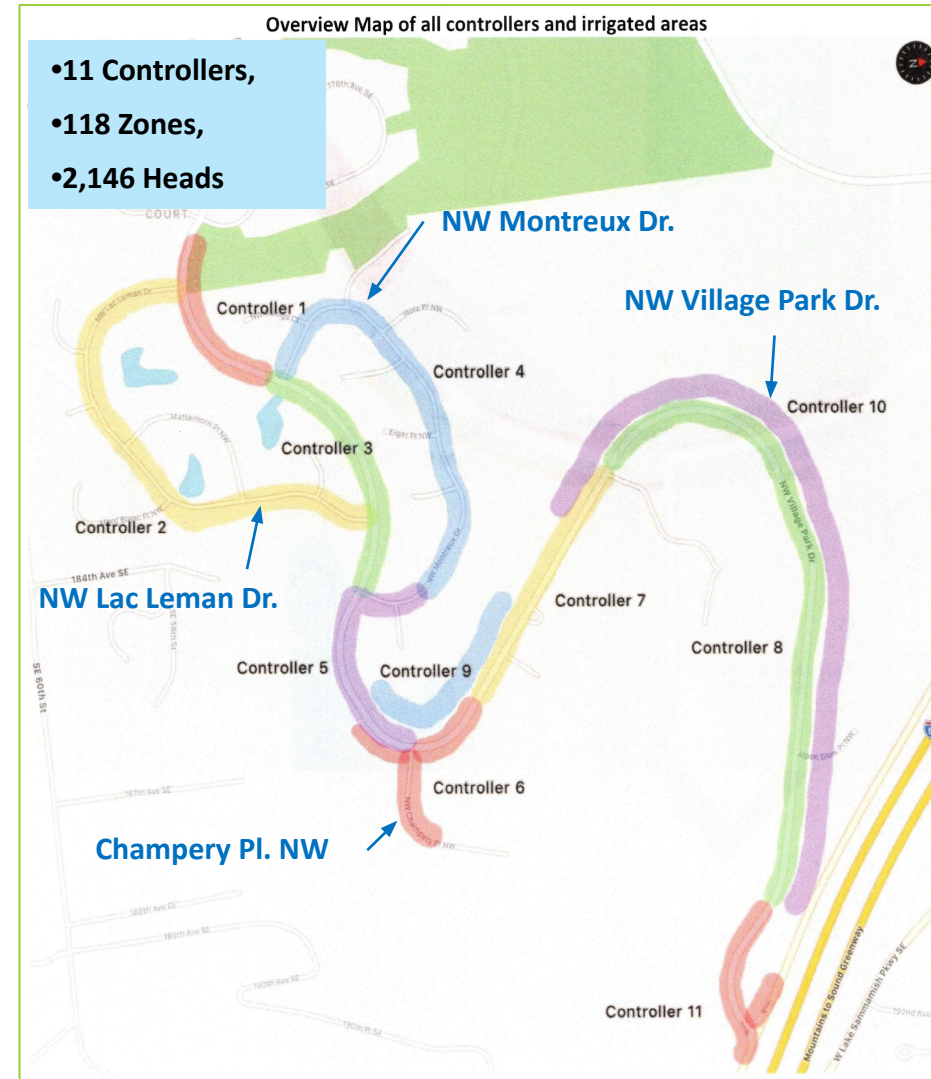
# Landscape Committee

## Irrigation System

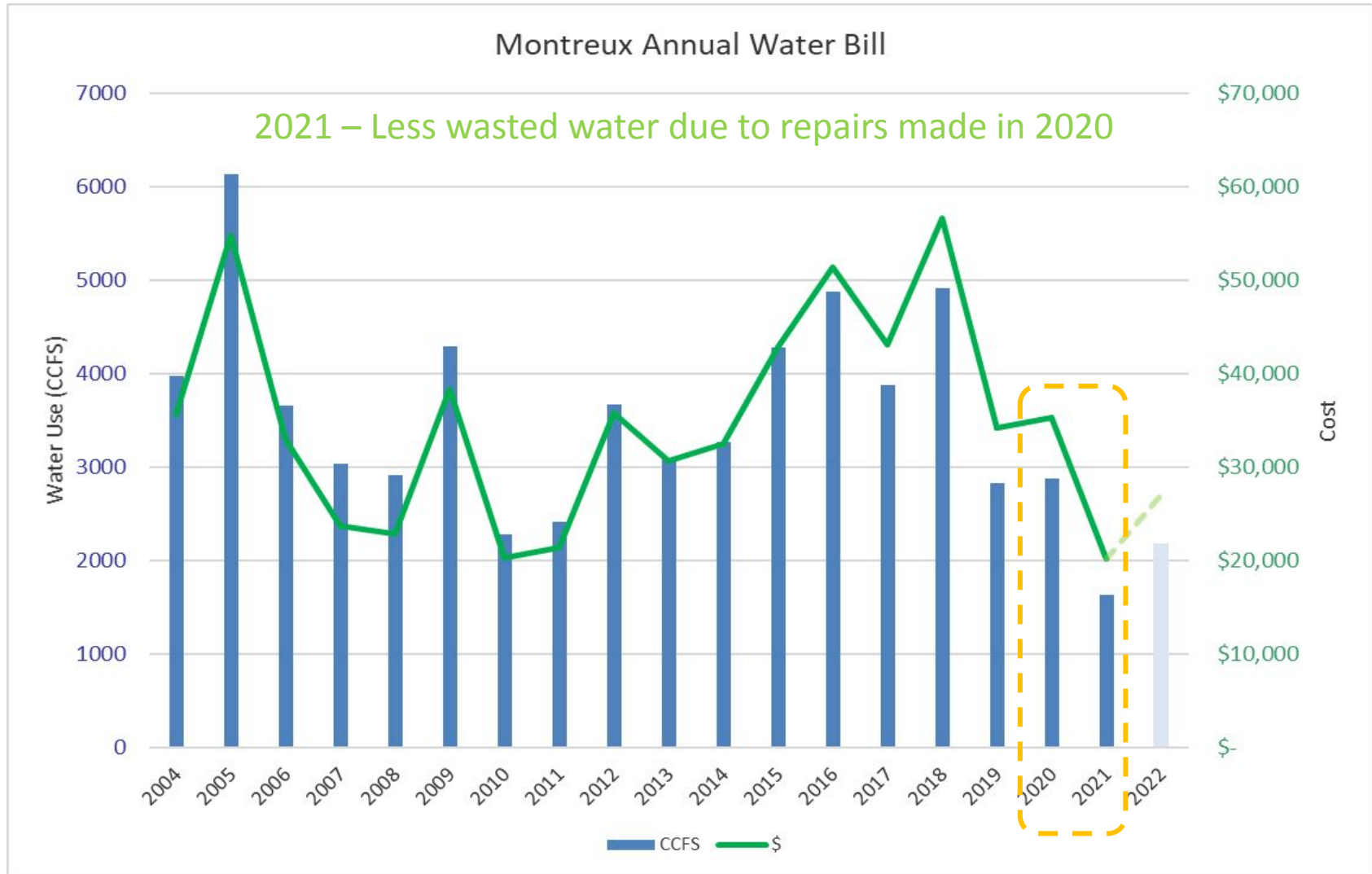
- Repair estimates included in the 2021 Reserve Study for multiyear funding.
- Repairs authorized for Controller 3 and 4 in 2021.
- Record-setting heat wave in June 2021.
- Second longest dry spell on record , summer 2021.



Significant tree root impact on irrigation



# Landscape Committee





# Landscape Committee

## Addressing long term street tree concerns

- 5-year plan developed by Tree Sub-Committee based on Arborist Report (2020)
- Phase 1: Removed dead/dying street trees on NW Village Park Dr. (Fall 2020)
- Phase 2: Replant trees on VPD (in-work)
- Phase 3 and 4: Pruning along NW Village Park Dr., NW Lac Leman and NW Montreux Dr. (Completed in 2021)



**Norway Maples**

Activity	2020	2021	2022	2023	2024	2025
Site Analysis / Arborist Report	\$4,400					
Phase 1 - Village Park Dr. Removal (20 trees); Pruning	\$18,900					
Phase 2 - Village Park Dr. Replanting (20 trees)			\$20,000			
Phase 3 - Village Park Dr. Pruning (126 trees)		\$23,964				
Phase 4A - Pruning (75 trees) Lac Leman						
Phase 4B - Pruning (23 trees) Montroux Dr						
Phase 5 - Removals & Replanting (11 trees); Pruning				\$20,000		
Recurring Remove & Replace (est. 10 trees/year)					\$15,000	\$15,000
Recurring Pruning (est. 100 trees/year)					\$5,000	\$5,000
Annual Budget	\$23,000	\$25,000	\$20,000	\$20,000	\$20,000	\$20,000



**Armstrong Maples**

# Landscape Committee: Future Projects

## Refreshing Alpen Glow Place and other common areas

- Mulching
- Weeding
- Continuing to plant trees along Village Park Drive
- Continuing to work with the City of Issaquah to get sidewalks repaired

# Montreux HOA 2022 Annual Meeting March 9, 2022

## WATERFALLS

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JERRY LILLY

206-972-6919 (CELL)





# Montreux Waterfalls

## Accomplishments during 2021

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Waterfalls were pressure washed in June and 4,200 gallons of sludge had accumulated over the last 25 years were removed.

During this process, the general location of the leak in the large pond was discovered.

There are no plans to repair leak until it is cost effective.

# Waterfall Maintenance

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In July, vandals dumped enough laundry detergent to do 1,229 loads of laundry into our large falls. This occurred only one month after the cleaning.

In August, we suffered yet another soaking. As a result, the falls were shut down for three days.



# Waterfall Repairs & Maintenance 2021

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Item	Cost (2021)
Monitoring System Renewal	\$461.34
System Firmware Update	\$137.63
Pond Sludge Removal	\$2,601.72
Waterfall Pressure Washing	\$1,648.50
Total Repairs & Maintenance	<b>\$4,849.19</b>

# 2021 Waterfall Expenses

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Item	2021 Cost
Repairs & Maintenance	\$4,849.19
Water* (\$110/mo.)	\$1,319.82
Falls Elec. (\$847/mo.)	\$10,160.48
Grand Total	<b>\$16,329.49</b>

\* Includes irrigation water for plants

# Montreux Waterfalls

## Plans for 2022



Repair light on upper falls  
(completed 2/11/22).

Continue monitoring water  
consumption and electrical costs.

Pressure wash falls in June and  
continue adding algaecide to curb  
moss growth.



Replace broken private property  
sign along Newport Way.

# Electrical Report

## In-Ground Lights Along Village Park Drive

- Light fixtures installed in 2016
- Warranty expired in 2019
- Records indicate problems existed with the fixtures during the warranty period
- Flickering or burned-out light bulbs
- Approximately 34 of 77 lights are not working
- The manufacturer, the distributor, the electrician, and the HOA met to discuss a solution
- The electrical committee is drafting possible resolutions



# Architectural Control Committee (ACC) Report

Jerry Mack

Category	Number of Homeowners' Requests	Division
Exterior Painting	5	1 and 2
Roof Replacement	6	1, 2, and 3
External Devices (air conditioners, heat pumps, generators)	3	1 and 2
Fencing	5	1 and 2
Tree Removals (on owner property)	Several	1 and 2
Landscape Work	6	1 and 2
Other-removal of (8) unapproved solar deer/pest repellants and lights	1 following homeowners' complaints of unacceptable noise and nuisance lights	Homeowner located these devices in Division 2 Common Area



# Architectural Control Committee Report

Jerry Mack

- Created new form **Exterior Alteration Request**
  - Available on HOA Website
  - Submit to ACC
  - Will improve processing and recordkeeping
  - Use is highly encouraged
- 2 new homes will be built on Isola Place
  - ACC working with builder to ensure compliance with Montreux CCRs

# Native Growth Protection (NGPE) Report

- HOA responsible for NGPE perimeter abutting homes
- Arborist assessment of entire area every 3 years plus as-needed basis
- Over 100 trees identified for some level of risk to homeowners' property
- Trees are marked to monitor condition and identify necessary action based on level of risk



# Native Growth Protection (NGPE) Report

Jerry Mack

- HOA signed contract with SavATree/Arborwell in 2021
  - Removed/snagged high risk trees plus ongoing assessment and follow-up
- Contract will ensure better consistency, tracking, and documentation
- Next step is to develop work program for next category of (moderate) risk trees-added to 2022 budget plan



# Covenants, Conditions & Restrictions (CC&R) Report

Carrie Blanton

Concern	Number of Homeowners' Contacted	Division
Yard maintenance	9	1
Garbage, recycling, and yard clipping containers stored on driveway	2	1
Yard maintenance	3	2
Yard maintenance	3	3
Dog Barking	1	2
Illegal Parking of Vehicles	2	1 and 3

# Social Report

Hamid Koohpai

Welcome packets mailed to nine new homeowners

- Letter from Board
- Summary of CC&Rs
- Information on how to contact the Board
- Resources from Issaquah Chamber of Commerce
- Personal note from Hamid and Joyce
- Received positive feedback

Annual Garage Sale (June 2021)

- Cancelled due to COVID concerns and precautions

Annual Block Gathering (September 2021)

- Cancelled due to Delta Variant

Food Trucks (April-July)

- Arrangements made with 6 local businesses
- Cancelled due to logistical City permitting issues

Holiday Lights (November-December)

- Made arrangements for efficiency and cost saving



# Newsletter

Lynn Mack

Sent to homeowners in  
June, November, and  
March

Thank you, Lynn!

## NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave trees and other vegetation undisturbed 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 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 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](mailto: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.

## 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 [blthclaeys@yahoo.com](mailto:blthclaeys@yahoo.com) for more information.

## Volunteer

The landscape volunteers to help with the irrigation heads and other minor challenges. If anyone has a little time to help, please email [hoa@montreux@gmail.com](mailto:hoa@montreux@gmail.com)

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 major acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.

## Meet the board >>>

This edition of the Montreux Newsletter features a member of the HOA Board



Hamid Koohpai may have the most thankless job on the HOA board. As Social Director, he has energetically planned activities to bring us together as a community.

A few months ago, Hamid approached the Board with an idea to develop a welcome packet for new homeowners in our community. The Board fully endorsed the idea and recently mailed the first packets to our newest homeowners.

In April, Hamid suggested inviting food truck support small businesses in a fun way. He made arrangements, but there were problems with and one-by-one the events had to be cancelled.

Undeterred, Hamid set about planning for our Party in September. Permits were obtained, arranged as a COVID precaution, and volunteers to help. Once again, the event had to be cancelled.

Hamid is always an active participant at Board meetings. He is open to the ideas and concerns of others. At times, circumstances have prevented us from gathering. Please take an opportunity to thank Hamid for his efforts in bringing us together and making new residents feel welcome.

Thank You Hamid!

## Holiday Lights

The holiday lights at the entrance to Montreux are a "bright spot" on these dark winter days. By the time the newsletter is published, our holiday light display will be up. We were able to take advantage of a discount by having them installed in late October. The lights will be turned on closer to the holiday season.

You can add even more cheer to our neighborhood with a few lights of your own. Happy Holidays to all!

## Government Affairs...

Susan Glicksberg, HOA Director of Government Affairs

- The City of Issaquah website is: <http://www.cityofissaquah.org>
- You can sign up for notifications on and neighborhood news: <https://www.cityofissaquah.org/316/C>
- Given that we just had an election, I encourage you to look up potential hazards: <https://hazardready.org/seattle/en/122-1000289&loc=18047%20NW%20>
- In preparation for fall and winter hazards: <https://kingcounty.gov/depts/emergency-preparedness-recovery/prepare/prepare-for-winter-preparing-for-winter>
- You can also look up potential hazards: <https://hazardready.org/seattle/en/122-1000289&loc=18047%20NW%20>

There is also a place to submit site so you can receive notifications of new posts. Check it out at Montreux-hoa.org

## Welcome >>>

In September, we welcomed David Lee and Suresh Kumar as Electrical Co-chairs. Electrical will now be a sub-committee under Jerry Lilly/Ponds and Waterfalls. We are grateful for David and Suresh's commitment to serve our neighborhood and to help lighten Jerry's various volunteer responsibilities. Jobs shared are cut in half – or in this case cut by two-thirds!

## In Concert with Nature

Maintenance of the Montreux waterfalls was multifaceted this summer. In June, both the large and small waterfalls were maintained.

## 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

- AGC and NGPE – Jerry Mack
- CC&Rs – Carrie Blanton
- Government Affairs – Susan Glicksberg
- Landscape – Judy Norman
- Past President – Frank Yandrasits
- Social – Hamid Koohpai

### Committee Leads

- Electrical – Lynn Mack, Joyce Stewart
- Newsletters – Lynn Mack, Joyce Stewart
- Ponds & Stormwater – F. Yandrasits (acting)
- Website Designer – Kristian 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.

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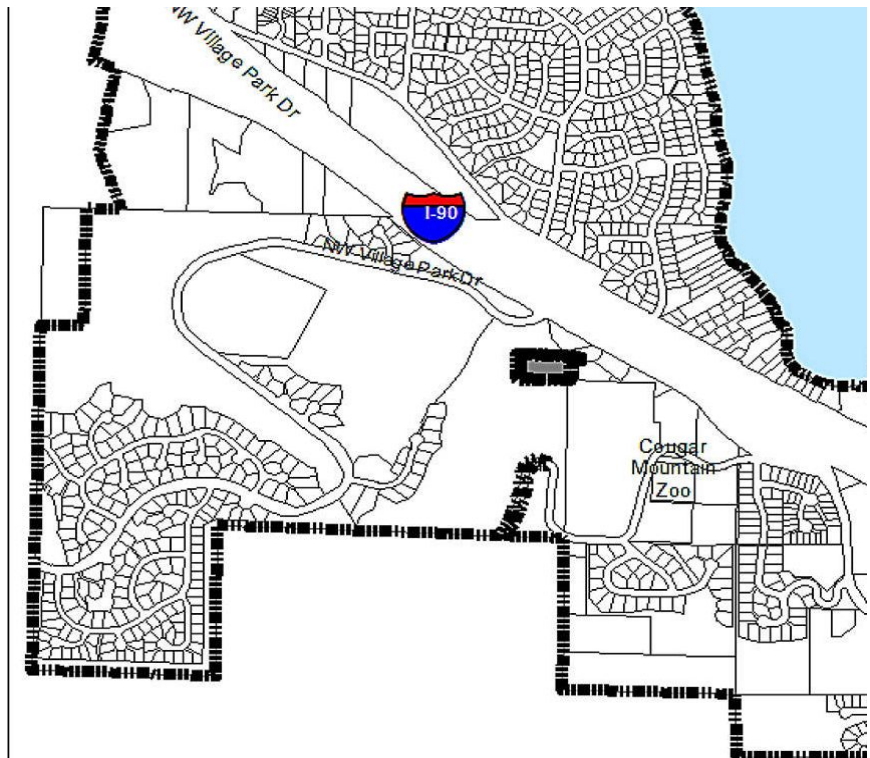


# Governmental Affairs

Susan Glicksberg

- Responsibility to pay attention to events/changes that affect Montreux and act as liaison for our community to the City of Issaquah and surrounding governmental entities.
- Two entities border our community

Bellevue City



# Governmental Affairs

Susan Glicksberg

## Issaquah City Information

- Issaquah City Website:
  - <https://issaquahwa.gov/>
- Issaquah City newsletters:
  - <https://www.issaquahwa.gov/1300/Newsletters>
- Issaquah City Alerts:
  - <https://www.issaquahwa.gov/3194/COVID-19>
- Issaquah City Montreux link:
  - <https://www.issaquahwa.gov/3003/Montreux>
- Other Useful Resources:
  - [Washington State Department of Natural Resources](#)
  - [Washington Geologic Information Portal](#)
  - [Department of Natural Resources Landslide Information](#)
  - [Issaquah Emergency Management](#)
- NOTE: Copy links into your browser if the links don't work

# 2022-2023 Board of Directors' Ballot

Any nominations  
from the floor?

## Officers<sup>4.1</sup>

### President <sup>4.2</sup>

Joyce Stewart

### Vice-President:

Jan Rogers

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### Treasurer:

Frank Yandrasits

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### Secretary:

Donna Whitehead

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## Directors<sup>4.1</sup>

### Architectural Control (ACC) & Native Growth Protection (NGPE):

Al Dimakis

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### Covenants, Conditions & Restrictions (CC&R's):

Mona Khanuja

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### Landscape:

Judy Norman  
Richard Labrecque

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### Government Affairs:

Susan Glicksberg

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### Social:

Hamid Koohpai

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### Waterfalls:

Jerry Lilly

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### Past President, Ex-Officio <sup>4.2</sup>

Joyce Stewart



# 2022-2023 Committee Chairs

## Committee Chairs

These are not elected positions but participate as non-voting members of the Board. **If you are interested in helping in any of these areas, please contact [hoa.montreux@gmail.com](mailto:hoa.montreux@gmail.com). Thank you!**

### Communication – Website

Cristian Gal

### Communication – Newsletter

Kay Gosse

### Ponds & Stormwater

Carrie Blanton

### Landscape – Irrigation

Warren Hanson

### Electrical

Suresh Kumar

David Lee