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June 2023

Montreux Newsletter

Montreux Board

Officers

President: Joyce Stewart

Vice President: Don Thomas

Treasurer: Al Dimakis

Secretary: Donna Whitehead

Directors

CC&Rs: Mona Khanuja

ACC & NGPE: Sanaz Imen

Landscaping: Judy Norman

Waterfalls & Electrical: Jerry Lilly

Social: Rachel Dimakis

Gov. Affairs: Susan Glicksberg

Past President: Joyce Stewart

Committee Leads

Electrical: David Lee, Suresh Kumar

Ponds & Stormwater: Carrie Blanton

Newsletter: Kay Gosse

Website: Christian Gal

Bookkeeper: Blyth Claeys

For more information:

hoa.montreux@gmail.com

Montreux homeowners,

It is summertime in Montreux, and you have likely noticed many volunteers, committee members, contractors, and Board members working to perk up our curb appeal and general aesthetic beauty of the common areas we all enjoy. When driving up and down Village Park Drive, please remember to slow down for these individuals.

I just have a couple updates to share:

1. For the first time in many years, all street trees are planted along Village Park Drive and Montreux Drive. These 26 street trees require more water than our sprinkler system can possibly supply during its daily cycle, so many homeowners are hand watering the small trees. At the moment, all trees are thriving, and we all owe these homeowners "thanks."

A homeowner asked, "Why aren't all new street trees the same as the older ones?" The City now requires HOAs to diversify -- to choose a variety of trees from the City's approved street tree list. This is to lessen the chance a diseased tree might cause all the same species to die. All our new trees are doing well at this point. Ultimately, we will enjoy a wonderful variety of trees for years to come.

2. Last July, the Board learned -- and I shared with you -- that after nearly 30 years, the City of Issaquah would require our HOA to apply for a permit each time we did maintenance work in the stormwater ponds/common areas. Our cost per EACH permit was to be \$3,300!

As you know, we consistently maintain our common areas and ponds. Over time, this new requirement could have significantly increased HOA costs.

So, to problem-solve, a couple of Board members met with the HOA's general legal counsel in July 2022. Two attorneys analyzed our governing documents, maps, and communications from City of Issaquah. Cost for this legal analysis was \$1703 from last year's budget.

The attorneys advised the Board to hire a specialist attorney -- one who focuses on land use matters. The Board followed that advice.

Over the last year, the land use attorney helped a team of Board members resolve the issues we had with the City. We are continuing to work toward resolution of a couple remaining issues, and I am confident our current work -- directly with a City representative -- will resolve those issues as well.

Continued on the following page...



The status now is:

- We have not been required to pay for any new permits to continue the work necessary on our common areas and plans. This is good news!
- We are required to write a five-year maintenance plan for our stormwater system – a smart thing for us to do for long-term planning and transparency for all members.
- Our year-long work with the land-use attorney cost was \$6,640 (\$5,345 from last year's budget and \$1,295 from this year's budget). Had we not spent this money (and hundreds of volunteer hours) to resolve the issue, we would be paying \$3,300 for EACH time we did necessary maintenance or improvements to our common areas. In the long run, our efforts saved homeowners and the HOA future costs.

A round of thanks is in order for the work and time it's taken to reach this point:

- To new homeowner Sanaz Imen. Sanaz is a research engineer who specializes in water and pond issues. Sanaz spent hours and hours of her personal time creating our five-year plan.
- To Board member Susan Glicksberg who also spent countless hours reviewing public records at the City of Issaquah and spoke at a City Council meeting.
- Special thanks to several present and past Board members who attended the Council meeting with Susan.

Throughout this process, I have intentionally worked to be transparent with homeowners; I hope this will be the last communication on this topic. So many other positive topics and projects are possible and ahead for this community.

And speaking of positive topics, please mark your calendar for two upcoming social events. Don and Cynthia Thomas are hosting a summer happy hour on Saturday, August 12, at 5265 Jung Frau Place NW from 4:30-6:30 p.m. The next event is our annual fall social on September 9, 2023 beginning at 4 p.m. Because of the great turn out last year, ability to be out of the rain, and cost savings from prior years, we are hosting the event at Newport Swim and Tennis Club at 5464 119th Ave SE, Bellevue. We had great participation last year and the 30 children who attended enjoyed the variety of fun activities.

Enjoy summertime in Montreux.

Warm regards,
Joyce Stewart
Montreux HOA President

Food Drive For Issaquah Food Bank

The Montreux HOA Social Committee is happy to announce a food drive in our community between June 27 through July 8, 2023. Please leave donations at the front door of Marilyn Haberlach at 5318 Gran Paradiso. Most needed items are small sizes of mustard, ketchup, jam, white sugar, flour, any type of pasta, shampoo, and laundry soap.

All containers need to be sealed and not expired. If you would like Marilyn to do the shopping for you, gift cards to Fred Meyer or Target are welcome. If you are doing your own shopping, the Dollar Tree has many of these items. No cash or checks, please. If you have any questions, please contact Rachel Dimakis at rdimakis@comcast.net.

Watering the Arborvitae



A family adopted an area along Lac Leman and they are watering the new arborvitae. The looks on these children's faces show how proud they feel to be giving back to their community.

Governmental Affairs

CERT (Community Emergency Response Team)

Do you know what you would do if there was an earthquake? Do you know that emergency services will be overwhelmed? Let's get our community prepared!

We currently have 5 volunteers for the fall CERT program run by the City of Issaquah but would love to have more homeowners join us. The Fall 2023 CERT training will be a four week course with two classes per week on Tuesday and Thursday evenings from 6:30 pm to 9:30 pm at Issaquah Public Works Operations, 670 1st Ave. NE, Issaquah 98027. Classes will start on October 3 and continue through Oct. 26 on the schedule found [here](#). Make up classes are available. The final disaster simulation will be on October 28 with a follow-up class on November 2 to discuss next steps for the new CERTs in Issaquah, King County and Washington State. Please email me at sglicksberg@comcast.net if you are interested in participating and sign up directly on the [website](#).

As a reminder, CERT is a volunteer team formed to help communities such as ours prepare for a natural disaster. The purpose of CERT training is to provide individuals with the basic skills that they will need to respond to their community's immediate needs in the aftermath of a disaster when emergency services are not immediately available. By working together, CERT members can assist in saving lives and protecting property using the basic techniques of the course. The target audience for this course is individuals who desire the skills and knowledge required to prepare for and respond to a disaster.

Also, please feel free to contact me at sglicksberg@comcast.net if you have questions relating to city or county issues.

Thank You

Thank you to the many homeowners who have emailed the Board prior to launching remodel projects or making substantial landscape changes. If you are planning summer projects that need approval, please email hoa.montreux@gmail.com.

Meet new Board Members



Sanaz Imen is the new ACC/NGPE chair. As ACC chair, she is responsible for receiving requests for approval for all external changes to lots and residences. In her NGPE role, she is responsible for ensuring residents comply with the tree removal policies for the NGPE areas.

Sanaz's academic background is Civil Engineering with a focus on water resources. She moved to the States from Iran in 2011 to pursue her graduate degree at the University of Central Florida. She is currently a Senior Research Advisor with Stantec Consulting Services Inc.

She met her husband, Arash, in Florida and they moved to Washington State in 2021. Sanaz and Arash are excited to live in our beautiful Montreux community and they would love to help the community as much as possible. In Sanaz's spare time, she enjoys going for a walk with her husband, exploring new places, and being out in nature.



Rachel Dimakis is the new Social Chair. In her role, Rachel is responsible for the management and delivery of social events throughout the year. Rachel graduated from the University of Wisconsin-Madison. She retired 11 years ago from a senior management position in finance. Rachel and her husband moved to Montreux in 2020. They have two daughters and two grandsons who live nearby. Rachel enjoys reading, cooking, and taking daily walks with Al and friends.

Thank You

Thank you for helping keep our neighborhood safe by changing the bulbs in your lantern posts.



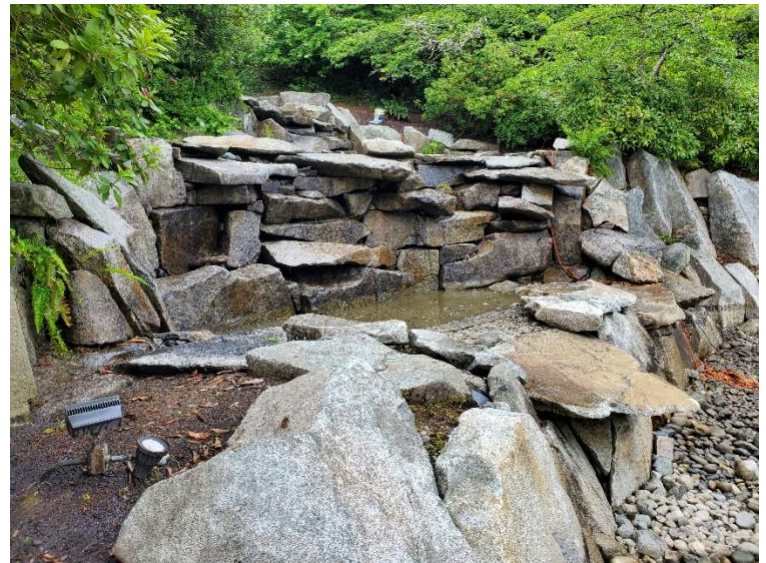
Montreux Waterfalls

Both waterfalls were pressure-washed by Power Clean PRO Cleaners on Friday, June 16. Prior to pressure washing, the lower pond was drained to provide access to all of the exposed rocks in the falls. After the pressure washing was completed, all of the moss, leaves, and debris were removed from the remaining water in the upper ponds by Jerry Lilly, Board Chair of the Waterfalls. On the following Saturday morning, a group of volunteers including Judy and Dan Norman, Don Thomas, Sanaz Imen, Arash Gotchubian, Joyce Stewart, and Jerry Lilly spent a couple of hours weeding the shores of the waterfalls. Jerry commented, "I am proud to say that our waterfalls have never looked better than they do today. Thanks again to all the volunteers who helped."

View of the Large Waterfalls Before being Pressure Washed



View of the Large Waterfalls After being Pressure Washed



Honoring the Past

Myrt Nelson served on the Montreux Board as landscape chair for many years before moving to St. George, Utah. In late March, we learned she passed. In honor of her leadership and service to Montreux, arborvitae have been donated close to the street where she called home for many years.



Notice to Homeowners Who Live Along the Lakes

Bullfrogs: Homeowners may control bullfrogs using any legal method (reference WAC 229-416-120 Bullfrogs) that does not violate our CC&Rs (i.e. angling, hand dip netting or gigging) in the lake along their property or neighboring property with their neighbor's permission. Homeowners may hire a Wildlife Control Operator (WCO) with prior HOA Board approval to control bullfrogs. The approved plan must be communicated to affected lake residents in advance. If bullfrogs are taken in any other manner, a case specific permit must be obtained from Aquatic Invasive Species (AIS) and presented to the Board for approval. Any associated costs are the responsibility of the hiring homeowner(s).



Trimming Tree Branches and Bushes

If your property borders Village Park Drive and your tree branches and bushes are growing over the fence, please trim them back by **mid-July**. The arborvitae hedges in our common areas compete with other trees for soil nutrients and water. If tree branches are covering the hedge, they die.



Book Club

Montreux HOA Women's Book Club began February, 2023. We have had four lively meetings so far, with 16 active participants. Each meeting ranges from 6-9 attendees. The book club is a great way to meet your neighbors, socialize, and explore a variety of books. The following meeting times are scheduled:

7/20/23- Lakemont Park shelter from 6:30-8:30 p.m. The group will be reading *All The Ugly and Wonderful Things* by Bryn Greenwood.

8/15/23- Castle Nails for pedicures at 15100 SE 38th Street in Bellevue. The group will be reading *The Rose Code* by Kate Quinn.

09/19/23- Time and location to be determined. The group will be reading *Horse* by Geraldine Brooks.

Please send an email to Rachel Dimakis at rdimakis@comcast.net if you would like to RSVP for the meeting or be added to the email list to attend any future meetings.