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November 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,

Thanksgiving cards and messages tell us this is the season to show and express gratitude. And last week I had the fortunate opportunity to express gratitude to the last seven (and soon eight) new 2023 homeowners who moved into our community since March. Instead of sending a welcome card, I decided to send each of them a thank you card and thank them for choosing Montreux to call home. I followed up this week by asking some of the new homeowners (HO) and a couple real estate agents (REA), who consistently sell homes in our community, "Why Montreux?" I thought you would enjoy their grateful responses.

- The peaceful and serene surroundings give us an oasis of calm in a fast-paced world (HO).
- Diverse and close-knit community-thanks to the many cultural backgrounds of residents (HO).
- Waking up everyday to wildlife and nature is a joy (HO).
- It was love at first sight for us when we set foot in Montreux. We feel so fortunate to have the opportunity to own a home here (HO)!
- The grounds show residents care about this community (HO).
- The anticipation of our daughter's arrival was one of the main reasons why we chose to move to Montreux. We loved that we can walk around Montreux with our newborn as we watch the leaves change into Fall. We met so many great families and couples at the Montreux social gathering that we feel lucky to raise our little one in this loving and safe community (HO).
- Family-friendly, naturally secluded community with great proximity to Bellevue (HO).
- Natural scenery and beautiful views (HO).
- We like the school district (HO).
- The location is a huge factor of why people choose to live in Montreux-convenience to I-90, close to downtown Issaquah and Bellevue, and the Lakemont Shopping Center (REA).
- The newly remodeled Town & Country Market and Starbucks (REA).
- The natural beauty of the neighborhood, wide streets, quiet, and walkability.
- Issaquah Schools are a big reason families want to live in the Montreux community (REA).
- The lush and natural setting of Cougar Mountain and walkability (REA).
- Montreux is a great place to hike or take your dog for a relaxing walk (REA).

Great cities have great communities. Our new homeowners confirmed Montreux is truly one of those great communities. During this season of gratitude, I want to personally thank each of you for contributing to our vibrant neighborhood.

-Joyce Stewart



Update on 2023 Work

(Joyce Stewart)

Our 2023 budget communicated that three big projects would be completed by the end of this year. Let me provide a brief update and in the spirit of gratitude, thank the leaders who coordinated the work.

- The biggest project, that was completed at the end of September, was the upgrade to the lights on Village Park Drive. The lights, that had been installed in 2016, were failing. Three separate electricians and the manufacturer could not determine what was causing the lights to fail. Suresh Kumar, a homeowner and engineer, took the lights apart and determined a connector that the electricians thought was water proof, was not. Water was getting into the cannisters through the bottom connector. Suresh and volunteers took apart 50+ in-ground light cannisters and cleaned them. Suresh added epoxy to each one and reassembled them with upgraded parts. The electricians reconnected the lights. A former president shared with me this week, "This is the first time my wife and I have seen all the lights work in years and years. Thank you."

Suresh, thank YOU for your persistence and tenacity.



- The next project that was identified in the budget was significant maintenance to our stormwater ponds. These ponds prevent flooding in our community. Vegetation was removed in the springtime and fall. During the hot weather, several algae treatments were applied to the ponds. Pro-vac checked to ensure water was flowing from one pond to the next. Thank you to Carrie Blanton, chair of the ponds/lakes committee, for working closely with the lake captains, creating a year-long plan, and ensuring the plan was implemented.



- The final identified project was upgrading many portions of the irrigation system. In addition to the normal maintenance of changing and adjusting irrigation heads, problem valves were serviced, aging valve boxes and handles replaced, and a new controller installed. Warren Hansen, irrigation chair, spent countless hours leading and troubleshooting this work, updating spreadsheets, and making recommendations to improve the system in the future. Warren, thank you.



- Finally, many of you remember me communicating the permitting challenges we were having with the City of Issaquah. Aside from one issue related to the rim lots (more to follow), all the issues have been resolved without paying any of the \$3300 permits that were being proposed. As I mentioned in the past, Sanaz Imen, ACC/NGPE chair and a research engineer who specializes in water and pond issues, needs to be commended for leading us to resolution with the City. Her high levels of professionalism, integrity, and humility are appreciated.

Rim Lot Owners

(Sanaz Imen ACC/NGPE Board Member)

The Board was notified this summer that there has been a new change in Issaquah's Municipal Code. Even though Montreux's CC&Rs contain language that allows for Vegetation Management Zones (VMZ), the City will no longer be recognizing the VMZs. The critical area code update increased protections for slope stability throughout the City and will require this level of assessment for pruning or removal on slopes such as these in the Montreux neighborhood.

For future tree pruning in the steep slope with or without NGPE, the request from homeowners can only achieve approval from the City if the homeowner provides an arborist report that shows the work is necessary for the viability of the tree(s) and surrounding forest health, and that there will be no impact to the slope conditions, or if the slope conditions warrant the removal to provide geotechnical stability. In addition to an arborist report, an assessment from a geotechnical engineer may be necessary to confirm any proposal will not impact the stability of the slope. If you have any questions regarding this code, please contact: TreeQ@issaquahwa.gov

Recology

(Kay Gosse, Newsletter Chair)

As you are aware, Recology increased our rates as of July 1, 2023. They also expanded some helpful pickup options:

- Once annual on call collection of up to two bulky items and 1 yard of waste for all residential customers.
- On call collection of fluorescent light bulbs, batteries, motor oil, and small appliances.

You will need to call their office at 425-837-1234 to ask questions about eligible items and pick up instructions. The Issaquah store, located at 317 NW Gilman Blvd #22, is another drop off option for many of the same items and rigid Styrofoam packing blocks as well as other items. If you have questions about what you can drop off at their location, the phone number is 425-392-0285.

Recology King County offers a residential curbside Special Item Recycling program for certain items that are not accepted inside your recycling container. Other items may be brought to the [Recology Store](#) in Gilman Village.

CERT (Community Emergency Response Team)

Susan Glicksberg

Congratulations to several Montreux homeowners who recently completed CERT training. The training included an actual disaster simulation. Three of the trainees also have emergency radios that can be used in case of an emergency and the cell towers are not functioning. Our goal is to expand the Montreux team. Please contact me at sglicksberg@comcast.net if you are interested in receiving training.



Thank You

Judy Norman

Thank you to the many homeowners who volunteered throughout the summer to water the new street trees on Village Park Drive. As you can see, the volunteers' efforts paid off and the trees are thriving.



Montreux Food Drive for Issaquah Food and Clothing Bank

(Rachel Dimakis, Social Chair)

In July the social committee, in conjunction with homeowner, Marilyn Haberlach, conducted a food drive for Issaquah Food and Clothing Bank. Twelve homeowners participated (234 food items and \$140 in gift cards were collected). Many thanks to Marilyn and all who participated!



Montreux Book Club

(Rachel Dimakis, Social Chair)

The Montreux Ladies Book Club began in 2023. We have had nine meetings with 16 participants. Each meeting ranges from five to nine attendees. The book club is a great way to meet your neighbors, socialize, and explore a variety of books. We have met in restaurants, wine bars, members' homes and in the park. The next scheduled meeting is a holiday book exchange on December 19.

Please email me at rdimakis@comcast.net if you want to know where the book exchange will be held, to RSVP for the exchange, or to be added to the email list.

Unsung Hero

Thank you to the quiet volunteer who occasionally takes a moment from his busy life and picks up litter on the sidewalks in Montreux and Lakemont.

Fall Montreux Social

(Thank you social committee)

The annual fall social was held on Saturday, September 9, at Newport Hills Swim and Tennis Club. One hundred seventy-five adults and 50 children attended the community gathering. The many smiling faces in the pictures show exactly what our new homeowners shared about why they decided to call Montreux their home (diverse and close-knit community-thanks to the many cultural backgrounds of residents and family friendly). Thank you to Rachel Dimakis and her committee for organizing and making this event a fun reality!







Fun Holiday Activities for Youth (Joyce Stewart)

If you are looking for a fun activity to do with family and friends during the holiday season, I would recommend *Finding Jakob Two Trees, Issaquah's Troll*. The walk is about a quarter mile from the Issaquah Community Center. If you park by the Community Center and walk south on the paved Rainier Trail past the Dog Park, you will find Jakob several minutes down the trail.



Pumpkin-Chocolate Chip Cookie Recipe

A friend shared this great cookie recipe last Thanksgiving. The cookies were a hit!

Ingredients

- ✓ 1 cup canned pumpkin puree
- ✓ 1 cup granulated sugar
- ✓ ½ cup vegetable or canola oil
- ✓ 1 large egg
- ✓ 1 tablespoon vanilla extract
- ✓ 1 teaspoon milk
- ✓ 2 cups all-purpose flour
- ✓ 2 teaspoons baking powder
- ✓ 1 teaspoon ground cinnamon
- ✓ 1 teaspoon pumpkin pie spice, add an extra teaspoon if you like spice
- ✓ ½ teaspoon fine sea salt
- ✓ 1-2 cups semi-sweet chocolate chips, leave some for the tops

Instructions

- ✓ Preheat the oven to 350 degrees F. Line a baking sheet with parchment paper or a baking mat.
- ✓ In a large bowl, stir together pumpkin, sugar, vegetable oil, vanilla, and egg until smooth. In a small bowl, dissolve the baking soda in milk and stir into the wet ingredients.
- ✓ In a separate large bowl, mix the flour, baking powder, cinnamon, pumpkin pie spice, and salt. Stir the flour mixture into the pumpkin mixture just until you see a few flour streaks. Fold in chocolate chips. Do not overmix.
- ✓ Using a spoon, drop the cookies about 2 inches apart on the baking sheet. Bake 10-13 minutes or until the center is done.