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Thank You to our Newsletter Chair



April 2024

Montreux Newsletter

Montreux Board

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Ponds & Stormwater: Carrie Blanton

Newsletter: Kay Gosse

Website: Christian Gal

Bookkeeper: Blyth Claeys

For more information:

hoa.montreux@gmail.com

Montreux homeowners,

Spring is often a time for making plans for summer yard and home projects. This newsletter is dedicated to important springtime information (architectural control procedures (ACC), upcoming road improvements, and book club).

If you are thinking about painting, removing trees, or making significant landscape changes, you will find Sanaz Imen's, our Board ACC Chair, resources helpful. For homeowners to have easy access to this information, Sanaz and Cristian Gal, our website committee chair, have recently posted this information on our website. Susan Glicksberg, our Board Governmental Affairs Chair, is sharing information about the City of Issaquah and Washington State Department of Transportation projects. If you consistently use local roads, you will want to read the information on page 3.

The rhododendrons surrounding the waterfalls have not been pruned in several years. The pruning needs to be completed for maintenance of the plants, shaping, and rejuvenation. Plantscapes will be doing **significant** pruning after the plants finish blooming. New healthy growth will take place over time.

The irrigation contractor will be testing the system in the next few days. The sprinklers will be turned on later this spring.

As many of you observed, Montreux had many uneven concrete sidewalk panels. The City of Issaquah was able to get a grant and hired Precision Concrete Cutting to grind down the raised panels to make them even.

Recently, several homeowners asked for an update regarding the bullfrog litigation. In November, I informed you a homeowner and his spouse filed a small claim against the Association and president asking to recover costs they paid a wildlife control officer to kill bullfrogs on Lake E. As I mentioned at that time, an Issaquah District Judge ruled in favor of the Association and dismissed the case. The homeowner appealed to King County Superior Court. In February, King County Superior Court ruled in favor of the Association. The homeowner then requested King County Superior Court reconsider their decision. Last Wednesday, April 3, I was informed that King Superior Court denied the homeowner's motion for reconsideration and again ruled in favor of the Association.

Enjoy springtime in Montreux and remember to check your lantern lights and email Sanaz at hoa.montreux@gmail.com regarding upcoming projects.

-Joyce Stewart



Tree Removal

(Sanaz Imen, ACC/NGPE Board Member)

When do I need to get a permit for tree removal?

- Removing and pruning any trees in the NGPE area
- Removing any trees that are at least six inches or greater Diameter at Breast Height (DBH). DBH refers to the tree diameter measured at 4.5 feet above the ground.

Can I obtain a single permit to remove multiple trees on a lot, tract, or parcel?

Yes, the City of Issaquah will accept one application per lot, tract, or parcel to remove multiple trees.

Can I remove hazardous protected and nonprotected trees prior to obtaining a permit under emergency conditions?

Removal could occur under the Emergency Removal provisions in [IMC 18.812.050\(D\)](#). Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property. Emergency removal may occur when the following conditions are met:

1. An application for a tree permit is made to the Department the business day following the unpermitted action.
2. In determining whether the situation posed an emergency condition, the City of Issaquah may require that the applicant provides evidence of imminent threat, including TRAQ forms prepared by a qualified professional arborist, photographs, video, and/or other substantiating evidence.
3. The stump for the removed tree must remain available for city inspection.
4. Replacement trees must be provided.
5. Please note that if the city determines that the tree(s) did not pose an emergency condition, the owner may be cited for a violation of the terms of this chapter.

What can I do if the roots of my neighbor's tree are encroaching on my property?

This is a neighbor-to-neighbor issue. The general rule is an owner can cut roots and branches that are encroaching on his/her property up to the property line at his/her own expense. If the tree straddles the property line, he/she has a duty to not kill or injure the tree. The trimming owner is responsible for disposing of the trimmed parts of the tree.

What are the steps to get approval for tree pruning on rim lots?

For tree pruning in the steep slope NGPE, the request needs to identify why the pruning is necessary from an arborist's perspective. Also, it should show that the removal of branches is required for the health of the forest. The homeowner can only receive approval for pruning if the work is necessary for the viability of the trees 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 that any proposal will not impact the stability of the slope.

For tree removal, please follow the steps below.

- Check out the Community Planning & Development Department's Tree Permits webpage, available at [Tree Permits | Issaquah, WA - Official Website \(issaquahwa.gov\)](#) to obtain information about Tree Permit procedures, including the *Tree Permit Submittal Requirements*.
- Check out the Tree Permit webpage which includes Additional Resources and FAQs.

- Please note, the City of Issaquah **is not accepting applications via the TreeQ email**. All permits need to be submitted via [mybuildingpermit.com](#).

- Please do not use the TreeQ email for general communication.

Daniel Martinez will continue to be the primary reviewer for Tree Permits, so you are welcomed to contact him, and general inquiries should go to cpd@issaquahwa.gov.

DANIEL MARTINEZ, AICP (He/Him)

Associate Planner | Community Planning & Development
Direct: (425) 837-3124 | Front Desk: (425) 837-3100

- Finally, one permit application is required for each lot, tract, or parcel.
- After you receive your permit, please fill out the **Exterior Alteration Request Form** (found on HOA site) and add the permit number in the description section. Please send this form to imen.snz@gmail.com and hoa.montreux@gmail.com before starting your project. This helps the ACC committee keep track of tree removal in the community and add it into the HOA's record.

External Painting

(Sanaz Imen, ACC/NGPE Board Member)

The selected external color needs to be natural and fit nicely into Montreux's environment. To get approval for exterior painting, please fill out the **Exterior Alteration Request Form** (found on HOA site) and add the name of your selected paint color (for example: SW 5167) in the description section. Please send this form to imen.snz@gmail.com and hoa.montreux@gmail.com before starting your project.

AC/Heat Pump/Generator Installation

(Sanaz Imen, ACC/NGPE Board Member)

For AC/heat pump/Generator installation, follow the steps below:

- Fill out the "Exterior Alteration Request" form and send it to imen.snz@gmail.com and hoa.montreux@gmail.com before starting your project.
- Provide information to show that the new unit is in compliance with the City of Issaquah noise control requirements based on Issaquah 18.07.136 noise control ordinance.
- Provide information on capacity of the unit.
- Provide information on location of the unit and its distance from the property line.

Roof Approval

(Sanaz Imen, ACC/NGPE Board Member)

For roof replacement, please follow the steps below to get approval:

Step 1. Roof Material needs to meet CC&R requirements.

- a) Fire rating: UL Class A
- b) Wind rating: Class F. 110 mile warranty
- c) Thickness of the bottom exposed edge of a shingle, shake, or tile: no less than 1/4 inch on average
- d) Three-layer construction or minimum weight of 465 pounds per 100 square feet (asphalt composites only).
- e) All non-cedar shake roofing materials shall be brown or gray, and compatible with roofs on surrounding homes within Montreux. **Unfortunately, we can't approve black.**

CertainTeed Presidential TL is the approved material and meets the above requirements.

Step 2. Building permit is required if you are adding plywood over existing skip sheathing.

According to the City of Issaquah, a building permit is required, if you are installing or replacing any portion of the roof decking, including the adding of plywood over existing skip sheathing. Some of the houses in Montreux do not have any plywood over the existing skip sheathing, and we need to get a building permit before starting the work. Please consult with your contractor and the city to make sure you don't need it. Otherwise, the city may issue a stop work order against you.

Step 3. Please fill out the Exterior Alteration Request and send it to imen.snz@gmail.com and hoa.montreux@gmail.com before starting your project.

Governmental Affairs

(Susan Glicksberg, Governmental Affairs Chair)

As your governmental affairs chair, I interface with governmental entities of our community. Feel free to contact me at sglicksberg@comcast.net if you have questions relating to City or County issues.

Also, please consider participating in the fall CERT (Community Emergency Response Team) class. Four of us did it last October and we had fun! I plan on organizing all CERT graduates in the coming year and exploring what we can do in our community to be prepared for a disaster. Let me know if you are interested (sglicksberg@comcast.net) and I will have a signup sheet at the annual HOA meeting.

If you can't wait until fall or want a shorter version, King County is offering a one-hour virtual event on Monday, April 22 at 1p.m. Preregistration is required at this [link](#). The County will cover local hazards and what to expect in an earthquake scenario, developing a household emergency plan, building emergency preparedness kits for short and long-term situations, connecting to local information sources to stay informed before, during, and after emergencies and inspiring others to start the emergency preparedness process.

At the upcoming Annual Homeowners meeting, I will be sharing the following information about City and Washington State Department of Transportation projects around Montreux that may affect your ability to get around.

- [WSDOT Fish Passage Project](#) will result in intermittent closures of Newport Way between Lakemont Blvd and Village Park Drive and a new round about at Orchard Driveway – **2025-2029**
- [Utility Project](#) between NW Village Park Dr. and SE 54th resulting in single lane closures (water, sewer, and sediment ponds) – **2025-2029**. The work will entail a new sewer line from east of NW Village Park Dr to SE 54th Street and will include 1,400 feet of new stream alignment between NW Village Park Dr and SE 54th St. Construction will occur in 2025. WSDOT work will be from 2025 to 2029
- [Corridor Concept](#) - Improve corridor for bicycles, pedestrians, and vehicles from SE 54th to SR900 resulting in single lane closures – **2026**
- Milano (new private development just west of new round about next to retirement community) – Construction Permits in Review
- Pavement and Concrete Management – Remainder of NW Village Park Drive on list – 2025-2029. Report trouble areas or potholes beginning to develop to Public Works or you can also submit via the City portal: [Issaquah Request - Emergencies or Urgent Problems](#)

Book Club Update

(Rachel Dimakis, Social Committee Chair)

Since inception in 2023, the Montreux Ladies Book Club had 14 meetings with 18 participants. Each meeting ranged from five to nine attendees. The book club is a great way to meet neighbors, socialize, and explore a variety of books. The group has met in restaurants for lunch or dinner, a wine bar, a nail salon, members' homes, and in the park. Scheduled books and meetings dates and times are as follows:

4/12/24- *Yellow Face* by R.F. Kuang, 12:00-2:00 PM, Coho Café in Issaquah

5/21/24 *The Wishing Game* by Meg Shaffer, 6:00-8:00 PM, Bai Tong Thai Restaurant in Issaquah

Please send an email to Rachel Dimakis at rdimakis@comcast.net to RSVP for a meeting or be added to the book club roster. We would love to see you!

Thank You

Thank you to Kay Gosse for coordinating the newsletter efforts and many other projects she does very quietly and gracefully.