



HOA Board of Directors' Meeting – August 14, 2024

# 2024-25 Board of Directors



Name	Position	Role
Joyce Stewart	President	Officer
Tiffany Evans	Vice-President	Officer
Donna Whitehead	Secretary	Officer
Daniel Philipp	Treasurer	Officer
Sanaz Imen	ACC & NGPE	Director
Susan Glicksberg	Government Affairs	Director
Judy Norman	Landscaping	Director
Jerry Lilly	Waterfalls	Director
Jan Rogers	Social	Director
Joyce Stewart	Past President	Director
Carrie Blanton	Ponds and Stormwater	Committee
Arash Golchubian	Chair for irrigation	Committee
Cristian Gal	Website	Committee
Kay Gosse, Joyce Stewart	Newsletter	Committee
Suresh Kumar David Lee	Co-chairs for electrical	Committee

# Board Meeting Agenda

7:00 Welcome, attendance, approval of 7/10/2024 Board meeting minutes

7:05 President's report – Joyce Stewart

7:15

## Chair reports

- ☐ Landscaping – Judy Norman, Arash Golchubian
- ☐ Waterfalls & Electrical – Jerry Lilly, Suresh Kumar, David Lee
- ☐ Architectural Control Committee (ACC) – Sanaz Imen
- ☐ Native Growth Protection (NGPE) – Sanaz Imen
- ☐ Covenant, Conditions & Restrictions (CCRs) –
- ☐ Government Affairs – Susan Glicksberg
- ☐ Social – Jan Rogers
- ☐ Ponds & Stormwater – Carrie Blanton
- ☐ Newsletter – Kay Gosse/ Joyce Stewart
- ☐ Treasurer – Daniel Philipp
- ☐ Website – Cristian Gal

8:00 Review action items for September meeting and adjourn

Homeowners' input

# President's Report

Joyce Stewart



## Corporate Transparency Act

- New reporting requirements apply to Montreux

## Goals

- Improving the aesthetic attractiveness of the Montreux community
- Increasing the number of CERT trained residents and organizing our team with two meetings of trained residents this year





# President's Report

Joyce Stewart



## Improving the aesthetic attractiveness of the Montreux community





# President's Report

Joyce Stewart



## Improving the aesthetic attractiveness of the Montreux community







Judy Norman





# Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness)  
of Village Park Drive

- Washed all the monuments





# Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness)  
of Village Park Drive

- Washed all the mailboxes
- Continue to meet with Plantscapes





# Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness)  
of Village Park Drive

## Irrigation

- A third summer of record-breaking temperatures
- Continue to fix leaks mostly related to tree roots






# Landscape Report

Judy Norman

Improving the curb appeal (aesthetic attractiveness)  
of Village Park Drive

Irrigation vendor

- Fixed an electrical issue 
- Continues to respond to reports of leaks in a very timely manner (24-7)



# Landscape Report

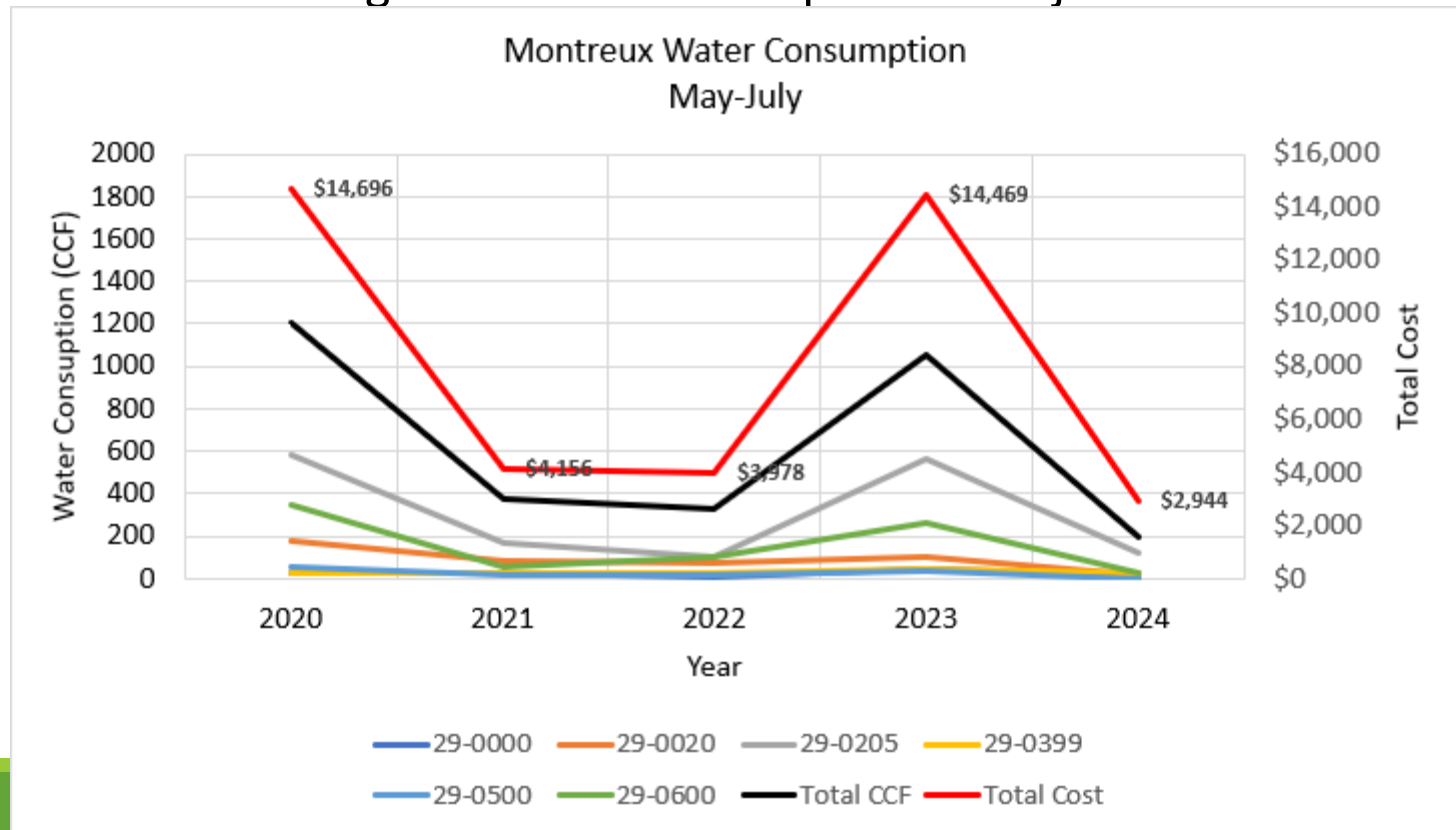
Judy Norman



Improving the curb appeal (aesthetic attractiveness)  
of Village Park Drive

## Irrigation

- A third summer of record-breaking temperatures but look at the results from having the new vendor repair the major leaks





# Montreux HOA Board Meeting August 14, 2024

**WATERFALLS**

JERRY LILLY

206-972-6919 (CELL)



# Montreux Waterfalls

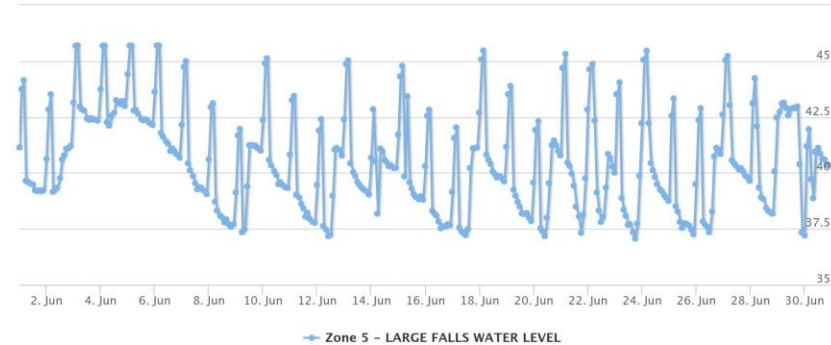
August 14, 2024, HOA Board Meeting



- The waterfalls are still working fine since the repair of the large falls pump last October.
- Last year the falls consumed 59,051 gallons of water in July. This year we only used only 33,783 gallons over the same period. Annual water consumption is down 64% this year compared to last year at this time.
- The water level sensor for the large falls was acting up, but worked perfectly during June and July.

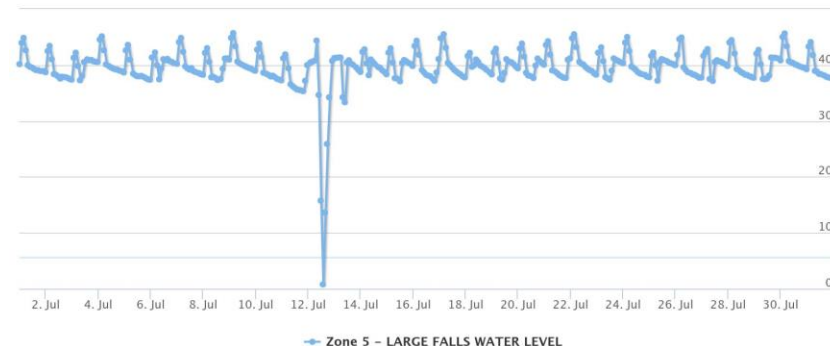
## June 2024

Data Log



## July 2024

Data Log



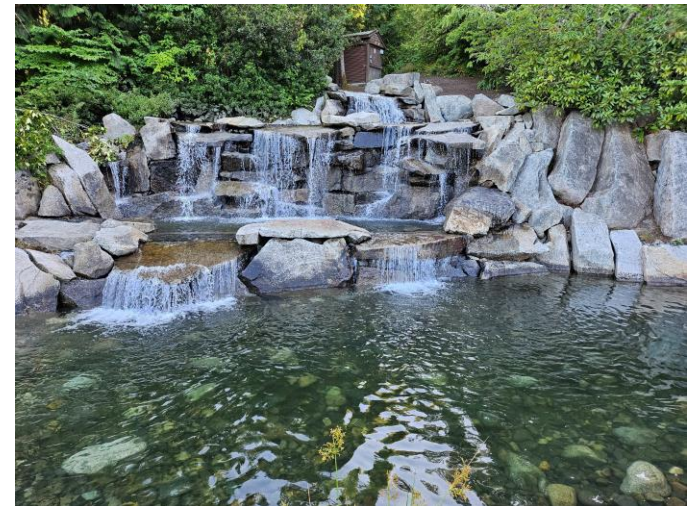


# Montreux Waterfalls

August 14, 2024, HOA Board Meeting



- The waterfalls were pressure washed on Friday, July 12, by Rodriguez Irrigation. The cost was \$1,800 plus tax. This is the exact cost we paid last year. Enrique's crew did a great job and the falls look better than ever.
- The Sensaphone monitoring system's annual subscription was renewed in July for \$419.40.
- Horsetail have returned to the large falls again and Jerry plans to remove them soon.



# Electrical Report

Suresh Kumar and David Lee

**No Report**



# Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen

## ☐ ACC

- Received a request for fence installation in Division 1 – approved
- Received 2 requests for roof replacement in Divisions 1 and 2 – approved
- Received requests for painting in Divisions 1 and 2 – approved
- Received a request to install air conditioning in Division 2 – approved
- Received a request for a deck replacement in Division 2 – approved

## ☐ NGPE

- Hazardous tree assessment has been completed and waiting for the final report to submit to the City of Issaquah for removals
- Overall, forest looks healthy, but bears are dragging homeowners' garbage to the woods



# Architectural Control Committee (ACC/NGPE) Report Since May 2024



Category	No. of Homeowners' Approvals	Division
Exterior painting	4	1&2&3
Roof Related	5	2&3&4
Fencing	2	2
Tree removal		
Landscape Work	1	1
AC/Heat Pump	1	2
Remodel	1	1
Deck Replacement	1	2
NGPE	2	1&2
Total Requests	17	



# Covenants, Conditions & Restrictions (CC&R) Report From July 11-August 14, 2024

Concern	Number of Homeowners' Contacted	Division/s	Result
Yard maintenance	6	1, 2, 3	Half Completed
Glass replacement	1	2	Resolved
Lamp Posts	15 compared to 19-21 the last two years	1&2	In Process but great response
Roof	1	1	Unresolved
Dead Trees	3	2	In process
Single Exterior Paint Color	1	2	Unresolved
Substantial yard maintenance	2	1&3	Unresolved

# Governmental Affairs

Susan Glicksberg



- No Report



# Social Report

Jan Rogers



## Upcoming events:

- Summer social-Friday, August 16, 2024 (5:30-7:30 p.m.)
- Issaquah Food Bank Drive at Fall social
- Fall social – September 7, 2024, from 4:30-7 p.m. (volunteer sign up is available)

# Stormwater

Carrie Blanton



- No Report



# Newsletter

Kay Gosse



The newsletter is sent to homeowners in June, November, and March. Please send your articles to Kay by November 1.

## 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 open to the ideas and concerns of others. At circumstances have prevented us from gathering, please take an opportunity to thank Hamid for bringing us together and make 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 but not on! We were able to take advantage discount by having them installed in late October. They 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: <https://www.kingcounty.gov/depts/emergency/>
- You can sign up for notifications on and neighborhood news: <https://www.issaquahwa.gov/316/CityofIssaquah>
- Given that we just had an election, <https://www.issaquahwa.gov/316/CityofIssaquah>
- In preparation for fall and winter hazards, <https://www.issaquahwa.gov/316/CityofIssaquah>
- You can also look up potential hazards at <https://hazardready.org/seattle/en/122-1000289&loc=18047%20NW%20>

There is also a price to submit the site so you can receive notifications of new projects. Check it out at <https://www.issaquahwa.gov/316/CityofIssaquah>

## 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 Yandrasin  
Secretary – Donna Whitehead

### Directors

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

Waterfalls & Electrical – Jerry Lilly

### Committee Leads

Electrical –  
Newsletter – Lynn Mack, Joyce Stewart  
Ponds & Stormwater – F. Yandrasin (acting)  
Website Designer – Kristian Gal  
Bookkeeper – Blyth Clays



## 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)

## 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 Clays at [blythclays@yahoo.com](mailto:blythclays@yahoo.com) for more information.

## Volunteer

The landscape volunteers to help and other community members. We are individuals who are interested in 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)

There is also a price to submit the site so you can receive notifications of new projects. Check it out at <https://www.issaquahwa.gov/316/CityofIssaquah>

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

# Treasurer's Report

Daniel Philipp



(Financial reports were emailed to Board members prior to the meeting).

Please email [hoa.montreux@gmail.com](mailto:hoa.montreux@gmail.com) if interested in reviewing the financial reports.



Homeowners' comments