



HOA Annual General Meeting – June 9, 2025

President's Report

Tiffany Evans



Background

The Issaquah Police Department is actively exploring the deployment of Flock license plate reader (LPR) cameras to enhance public safety, particularly in response to a significant rise in property crimes and retail theft throughout the city. On February 25, 2025, Chief Paula Schwan presented the City's initial Flock proposal to the City Council Services, Safety & Parks Committee.

City's Position and Objectives

- From 2016 to 2022, Issaquah experienced a:
 - 42% increase in property crimes
 - 60% increase in larceny thefts
- The Issaquah Police Department believes Flock cameras can:
 - Aid in suspect identification
 - Improve officer response time
 - Support faster case resolution
 - Enhance overall public and property safety
- Issaquah PD is currently gathering feedback from stakeholders and intends to present a full proposal for consideration by Spring 2025.

Potential Cost (Per City Proposal)

Camera Type	Install Cost	Annual Lease
Falcon (2-lane roads)	\$3,650	\$3,000
Long-Range (4-lane)	\$5,650	\$5,000
Replacement (if stolen)	\$800	N/A

Funding Clarification

- If our HOA installs Flock:
 - We bear the cost.
 - We control the footage and access.
 - We can choose whether or not to share data with the police.

President's Report

Tiffany Evans



- We recently received a letter from Lt. Alex Helms (Issaquah PD) stating the department is requesting federal grant funding to support this effort. While this was not confirmed in the public council meeting materials, it may indicate a developing funding strategy.
- There is currently no indication that the City will cover HOA-related Flock installations, though collaboration may be possible in the future.

Conversation with Lakemont HOA

I spoke with John Beringer, President of the Lakemont HOA, who confirmed that their board is currently still evaluating the Flock system and bringing it to their homeowners for consideration. They have not yet made a decision and are in the process of gathering feedback from their members.

This reflects a shared sense of caution and diligence in decision-making and suggests other HOAs are in a similar stage of consideration.

Next Steps for Our Board

1. Review the proposal and costs as outlined above.
2. Decide if we want to support the City's grant application.
3. If supportive, determine the feasibility of funding (dues increase, reserve allocation, or special assessment).
4. Consider creating a policy around data retention, access, and law enforcement sharing, should we proceed.

Past President's Report

Joyce Stewart



Standards

- Solar panels
- Mail to homeowners
- Implement
- Respect to vendors

Champery NGPE Update

- Communication with City of Issaquah
- Next steps

CC&Rs

- Help is needed
- Discuss plan

Secretary's Report

Susan Lee



No Report

Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness) by hiring a new landscape vendor



Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness) by hiring a new landscape vendor



Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness) by replacing street strips on Montreux Drive



Stormwater

Carrie Blanton



Removed Debris

May 26, 2025-Lake E

May 26, 2024-Lake H

May 30, 2024-Lake F



Stormwater

Carrie Blanton
Joyce Stewart



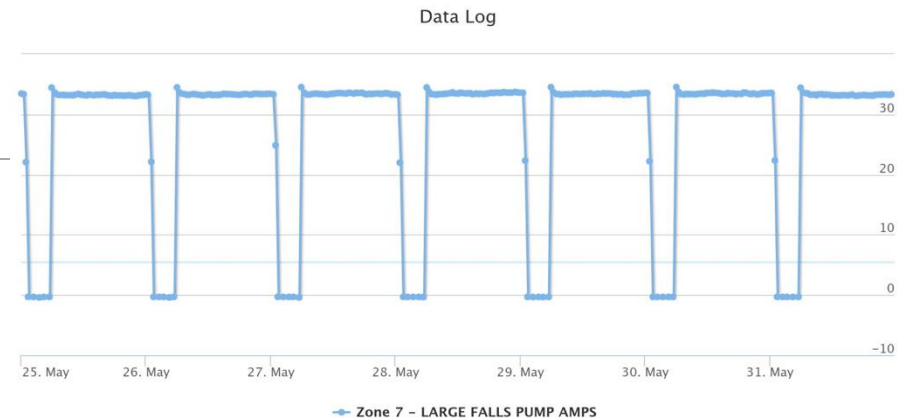
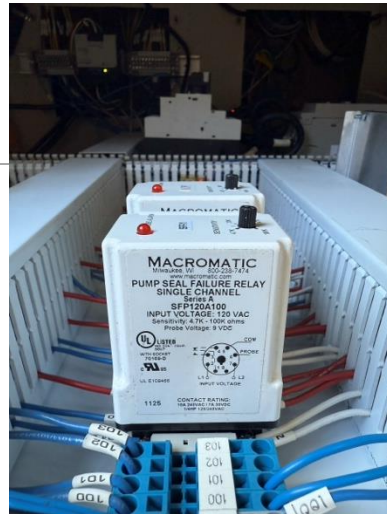
Removed Debris



WATERFALLS

JERRY LILLY

The pump serving the large waterfall has been working just fine after Jake at WE Electric readjusted the seal leak probe sensitivity back to 20 Kohms on April 19, 2025. Apparently, there is a very small water leak in the pump seal, and the leak protection system was causing the pump to shut down to warn us of a small leak. There are two more reduce settings available if this shutdown occurs again.



WATERFALLS

JERRY LILLY

Waterfalls were pressure washed by Enrique (Rodriguez Irrigation) on June 4, 2025

Not only did they drain the falls and pressure wash all rocks, but they also removed most of the weeds encroaching on the edges of the water feature (**including the horsetail in the middle of the falls!**)

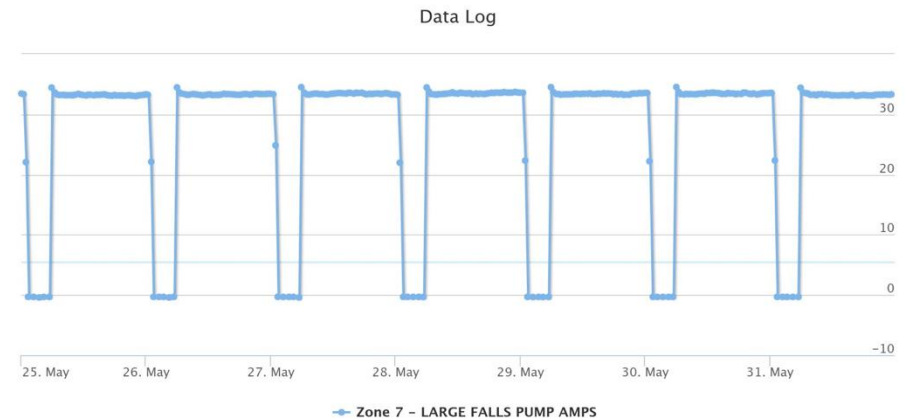
As a result, I think that we should reschedule the weeding party to a weekend in late July when the weeds will return!



Waterfalls

Jerry Lilly

The pump serving the large waterfall has been working just fine after Jake at WE Electric readjusted the seal leak probe sensitivity back to 20 Kohms on April 19, 2025. Apparently, there is a very small water leak in the pump seal, and the leak protection system was causing the pump to shut down to warn us of a small leak. There are two more reduce settings available if this shutdown occurs again.



Waterfalls

Jerry Lilly

Waterfalls were pressure washed by Enrique (Rodriguez Irrigation) on June 4, 2025

Not only did they drain the falls and pressure wash all rocks, but they also removed most of the weeds encroaching on the edges of the water feature (including the horsetail in the middle of the falls)

As a result, I think that we should reschedule the weeding party to a weekend in late July when the weeds will return!



Electrical

Suresh Kumar, David Lee



Repair work to 25 light fixtures on going, including cleaning and epoxy

Architectural Control Committee (ACC/NGPE) Report Since April 2025

Qi Li



Category	No. of Homeowners' Requests	Division
Exterior painting	1*	2
Roof Related		
Fencing	1	2
Tree removal	1	1
Landscape Work		
AC/Heat Pump	3	2
Remodel		
New Construction		
NGPE Inspections for Home Sales		
NGPE Tree Permit	2*	2
Total Requests	8	

* After evaluation, we decided that ACC approval is not needed

**The tree permits are still WIP

Covenants, Conditions & Restrictions (CC&R)

Report April 9, 2025 – June 9, 2025

Cristian Gal

No Report

Website

Cristian Gal

No Report

Governmental Affairs

Susan Glicksberg



No Report

Social Report

Carrie Blanton



No Report

Treasurer's Report

Daniel Philipp



(Financial reports were emailed to Board members prior to the meeting). Please email hoa.montreux@gmail.com if interested in reviewing the financial reports.

Newsletter

Kay Gosse



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, open to the ideas and concerns of others. At times, circumstances have prevented us from gathering, but please take an opportunity to thank Hamid for 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. We 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.ci.issaquah.wa.gov>
- You can sign up for notifications on our website: <https://www.ci.issaquah.wa.gov/316/CityofIssaquah>
- Given that we just had an election, I encourage you to look up potential hazards: <https://kingcounty.gov/depts/emergency-preparedness-recovery/hazardready/>
- 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 the 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 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 – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasin (acting)
Website Designer – Kristin 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 by mid-summer.

If any homeowner would like a copy of this assessment, please send a request to 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 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

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.



Thank you for attending!

Additional Questions/Comments? Please email the Board at hoa.montreux@gmail.com