



HOA Annual General Meeting – July 9, 2025

President's Report

Tiffany Evans



Flock Camera Risk Matrix

Question Area	Status	HOA Liability Risk
Maintenance	City-funded subscription with full service	Low – City and Flock handle upkeep
Access Control	Police-only, public audit portal	Low – No HOA access = no liability
Contract Terms	\$3K/year per unit; unified city budget	Low – No HOA contract unless opted-in
Installation	Flock installs; HOA agreement if private land	Moderate–High – Onsite liability, agreements
Road Coverage	Public roads only; private TBD	High – If private roads included, risk increases
Funding	City-funded; no HOA contribution required	Low – No financial exposure
Speed Enforcement	Not part of Flock; handled separately	No risk – unrelated to HOA

President's Report

Tiffany Evans



Key Liability Scenarios for HOAs

- Installation on HOA Property:
 - Premises liability (hazards, vandalism)
 - May require indemnity or insurance
- Camera Placement Disputes:
 - Privacy complaints near driveways/courts
- Data Usage Misunderstandings:
 - Residents may assume HOA has access

Lakemont HOA – Flock Review Status – July 2025

- No formal decision made on Flock cameras
- Very low meeting attendance (~23 attendees, 11 households)
 - Broader safety discussed, not just Flock
 - HOA is in a wait-and-see posture due to liability concerns

Past President's Report

Joyce Stewart



Standards

- Mailed to all homeowners

Champery NGPE Update

- City of Issaquah has requested a meeting. The Native Growth is owned and maintained by the Montreux HOA. However, the City has the authority to approve or prohibit pruning and/or clearing in the NGPEs. "The cost of maintenance of vegetation management shall be assessed against owners or rim lots in Divisions 1 and 3." Champery is located in Division 4.
- 6.2.7-The maintenance of the lakes shall be the duty of the Association. The Association shall fulfill all duties and pay all expenses in connection with maintenance of the lakes and detention facilities.

CC&Rs

- Any homeowner can report a violation

Delinquent Accounts

- Two homeowners

Reserve Study Update

- Grass strip replacements

Secretary's Report

Susan Lee



No Report this month

Landscape Report

Judy Norman/Arash Golchubian



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



Irrigation Report

Judy Norman/Arash Golchubian



- The contractor has been adjusting the timing to reduce brown spots.
 - This is being done little by little to ensure we don't overuse water.
- There have been several leaks that have been fixed as well as a timer replacement.
- New irrigation has been installed for the extended flower box by entrance waterfall.
- Irrigation work had to be done for new sod installation on Montreux Drive.
- One broken pipe on village park drive, which was the result of turf installation that was placed on HOA easement.



WATERFALLS

JERRY LILLY

- Waterfalls were pressure washed by on June 4, 2025 for \$2,400.
- Both pumps continue to work fine
- There are several cattails growing in front of the large falls that are beginning to block the view of the falls from the street (see photo)
- I would like to reschedule the weeding party to remove the cattails and also remove the new horsetail that has returned since the pressure washing.



Electrical

Suresh Kumar, David Lee



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



Qi Li

Category	No. of Homeowners' Requests
Exterior painting	2
Roof Related	3
Fencing	1
Tree removal	2
Landscape Work	0
AC/Heat Pump	2
Remodel	0
New Construction	0
NGPE Inspections for Home Sales	0
NGPE Tree Permit	2*
Other inquiries	2
Total Requests	14

Total requests: 14;
NPGE two permits
work in progress

Covenants, Conditions & Restrictions (CC&R)

Cristian Gal

		Unresolved Failed to Contact	In progress	Resolved	Wrong	Unresolved but Contacted	Fined
Concerns	Contacted	Contact					
Light	1					1	
Nuisance	2		2	2			
Yard maintenance	9	1	3	2	1	2	

Website

Cristian Gal

No Report this month

Governmental Affairs

Susan Glicksberg



- Tree Code
 - Looks like 1:1 replacement unless heritage tree then 1:2
 - Reviewing and submitting comments to latest code revision
 - Planning Meeting July 10th at 6:30PM at South City Hall. Public Comments accepted. Susan plans on commenting based on submitted input.
- Short Term Rental Discussion
- August 5th, National Night Out - 5 – 7:30PM at Issaquah City Hall/Police Department
- Newport Way update:

Phase 1, one-way closures through July 18th

Phase 2 - From July 18- early August (approximately three weeks), Newport Way NW will be fully closed. I-90 will be utilized as a detour route. This closure will stretch from the King County trailhead parking lot to the Fairyland Learning Center.

Social Report

Carrie Blanton



No Report this month

Ponds & Stormwater

Carrie Blanton



No Report this month

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

July Newsletter emailed



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 canceled.

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 canceled.

Hamid is always an active participant at Board meetings. He is open to the ideas and concerns of others. All circumstances have prevented us from gath. Please take an opportunity to thank Hamid for bringing us together and make new residents know him.

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.cityofissaquah.org/>
- You can sign up for notifications on and neighborhood news: <https://www.cityofissaquah.org/316/C>
- Given that we just had an election, I <https://www.kingcounty.gov/depts/emergency-preparedness-recovery/hazardready/seattle/en/122-1000289&loc=18047%20NW%20>
- In preparation for fall and winter hazards, you can also look up potential hazards at <https://www.kingcounty.gov/depts/emergency-preparedness-recovery/hazardready/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 Yandrasits
Secretary – Donna Whitehead

Directors

AGC and NGPE – Jerry Mack
CC&Rs – Carrie Blanton
Government Affairs – Susan Glicksberg
Landscape – Judy Norman
Past President – Frank Yandrasits
Social – Hamid Koohpai

Waterfalls & Electrical – Jerry Lilly
Committee Leads
Electrical –

Newsletter – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasits (acting)
Website Designer – Kristian Gal
Bookkeeper – Rlyth 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



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 Rlyth Clays at rlthclays@yahoo.com for more information.

Volunteer

The landscape volunteers to help and other comm. summer. We are individuals who are responsible for 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 kind 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