



HOA Annual General Meeting – August 20, 2025

President's Report

Tiffany Evans



- NGPE Tree Removal Procedures – refresher to homeowners
- Temp Lease/AirBnB Guidance – committee to meet next month
- Reminders:
 - Annual Neighborhood Gathering **8/24/25 4:30 pm-7:00 pm** Newport Hills Swim and Tennis Club
 - Annual Adult-Only Social **8/27/25 6:00 pm** Kathy and Richard Searce's home
- NGPE Update (R. Searce)

Past President's Report

Joyce Stewart



- Champéry NGPE Update
- Tree Removal – Lac Lemman
- Reserve Study Update

Secretary's Report

Susan Lee



No Report this month

Landscape Report

Judy Norman/Arash Golchubian



- Neighborhood Pets

Irrigation Report

Judy Norman/Arash Golchubian



No Report This Month

Waterfalls

Jerry Lilly

- Both pumps continue to work fine
- With 0.0" of rain in July and air temperatures exceeding 80 degrees 12 of the 31 days, the falls used 20,620 gallons of water which is 39% lower than last July and 75% lower than July 2023.
- The \$419 annual maintenance fee for the Sensaphone monitoring system was renewed on July 17. Also, the backup battery for the system will soon be replaced by WE electric.



Waterfalls

Jerry Lilly



Special thanks to Judy and Dan Norman and Richard and Kathy Searce for helping to remove cattails in front of the waterfall on July 19, 2025



Waterfalls

Jerry Lilly

In addition to removing the cattails, the horsetails near the top of the falls were removed and algaecide was applied to the exposed rocks.

This is the view of the falls after the work was completed. Thanks to everyone who participated!



Electrical Report

Suresh Kumar and David Lee



No Report This Month

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

Qi Li



Past month has been quiet with ACC approvals

No report this month

Governmental Affairs

Susan Glicksberg



- Issaquah Citizen Emergency Response Training (Cert) Registration – send email to residents
 - Note: 8 trained residents – looking to expand

Social Report

Carrie Blanton



No report this month

Ponds & Stormwater

Carrie Blanton



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



No newsletter this month
August social events email sent

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 Claeys at blthclaeys@yahoo.com for more information.

Volunteer

The landscape volunteers to help and other comm summer. We are individuals who enjoy helping with irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa.montreux@gmail.com

There is also a place to submit the site so you can receive notifications of new posts. Check it out at Montreux-hoa.org

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

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. He is open to the ideas and concerns of others. A few 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 display will be up. We were able to take advantage of 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.cityofissaquah.org/>
- You can sign up for notifications on and neighborhood news: <https://www.cityofissaquah.org/notifications>
- Given that we just had an election, I encourage you to look up potential hazards: <https://www.kingcounty.gov/depts/emergency-preparedness-recovery/hazardready.aspx?hazards=122-1000289&loc=18047%20NW%20>

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 >>>

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2021-2022 HOA Board
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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

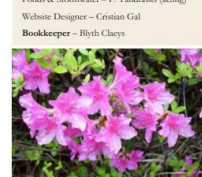
Committee Leads

Electrical – Lynn Mack, Joyce Stewart

Ponds & Stormwater – F. Yandrasits (acting)

Website Designer – Kristian Gal

Bookkeeper – Blyth Claeys



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.

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Thank you for attending!

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