



## HOA Annual General Meeting – February 11, 2026

# President's Report

Tiffany Evans



- No material issues to report (some holiday lights still up)
- Property Management Co. – still awaiting legal contract
- Rental rules – final committee recommendations at the March board meeting

# Montreux Waterfalls

## February 11, 2026 HOA Board Meeting

The waterfall monitoring system went down 1/29/26 due to failure to pay subscription.

Joyce is working to get it started back up with Montreux as the owner of the system.

Annual subscription cost is about \$33/month

**Montreux Homeowners Association**

Description:-  
Address: Issaquah, Washington 98027 US

Device Status:  
**Offline**

Unacknowledged Zone Alarms: **0**  
Unacknowledged Offline Alarms: **0**  
Total Zone Alarms: **1**

Connection Status: last response 12 days

Action △= Unacknowledged Alarm

<input type="checkbox"/>	Zone #	Zone Name	Status	Value	Min	Max
<input type="checkbox"/>	--	Power	OK	--	--	--
<input type="checkbox"/>	--	Battery	OK	--	6%	100%
<input type="checkbox"/>	--	Lithium Battery	OK	--	100%	100%
<input type="checkbox"/>	1	FAULT AT CONTROL	OK	OK	--	--
<input type="checkbox"/>	2	TEMPERATURE AT FALLS	OK	50.5F	15.2F	103.1F
<input type="checkbox"/>	3	LARGE FALLS REFILL GALLONS	OK	878239 0	0 0	1000000 0
<input type="checkbox"/>	4	SMALL FALLS REFILL GALLONS	OK	863976 66780	0 66780	863976 66780
<input type="checkbox"/>	5	LARGE FALLS WATER LEVEL	OK	45.684	-11.494	66.408
<input type="checkbox"/>	6	SMALL FALLS WATER LEVEL	OK	25.709	-8.995	51.972
<input type="checkbox"/>	7	LARGE FALLS PUMP AMPS	Low	-0.311	-24.989	145.281
<input type="checkbox"/>	8	SMALL FALLS PUMP AMPS	OK	10.249	-24.989	144.366
<input type="checkbox"/>	9	Zone 9	OK	OK	--	--
<input type="checkbox"/>	10	Zone 10	OK	OK	--	--
<input type="checkbox"/>	11	Zone 11	OK	OK	--	--
<input type="checkbox"/>	12	Zone 12	OK	OK	--	--
<input type="checkbox"/>	O1	LOW TEMP SHUTDOWN	--	On	--	--
<input type="checkbox"/>	O2	Output	--	Off	--	--

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REMOTE MONITORING SOLUTIONS

# Montreux Waterfalls

February 11, 2026 HOA Board Meeting

Work is continuing on replacing the large falls pump.

We are looking at possibly deleting the guide rail system for easy pump removal. This could save a few thousand dollars upfront.

No guide rail system means that the pond would need to be drained every time that the pump is removed for service.



- Positive sealing via profile gasket
  - No blow-by due to erosion
  - No wasted energy due to leakage
  - Easily renewable
- Single rail system for flexible installation
  - Single rail allows pivoting to move around obstructions (e.g. hatches, valves, piping, etc.)
  - 50% lower costs on guide rails
  - No binding during pump installation and removal
- Standard pump DIN flange connections
- 40+ years of proven installations

# Montreux Waterfalls

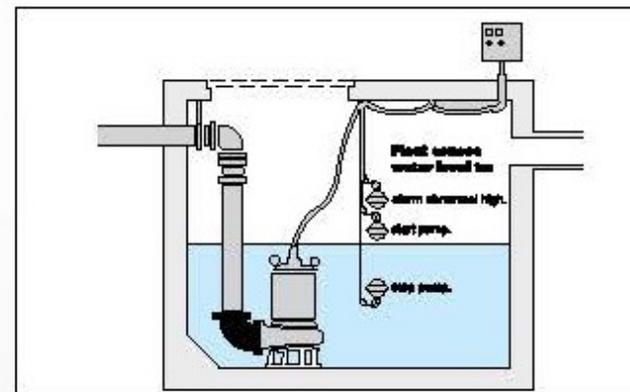
February 11, 2026 HOA Board Meeting

## INSTALLATION

### Free Standing

**Simple installation in the sump saves both money and space.**

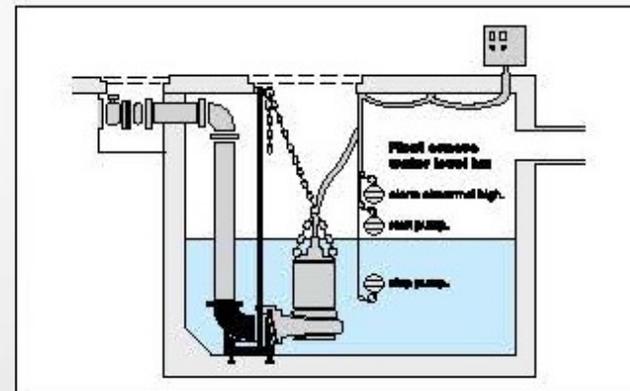
Pumps with legs or a stand can sit directly on the sump floor. A discharge bend and flexible hosing allows for simple install/removal. Install the pump on a pump base if waste could clog or block its suction inlet.



### Guide-Rail Fitting

**A guide rail suspends the pump with a chain for quick, easy installation or removal.**

Mount the pump on the rails using a guide hook above the discharge flange. As the pump is lowered, a hook on the discharge flange locks into and positions against the discharge elbow's flange. No tools or hardware are required as the weight of the pump seals the mated flanges. To remove the pump, simply raise with the chain and the pump will lift along the guide rails.



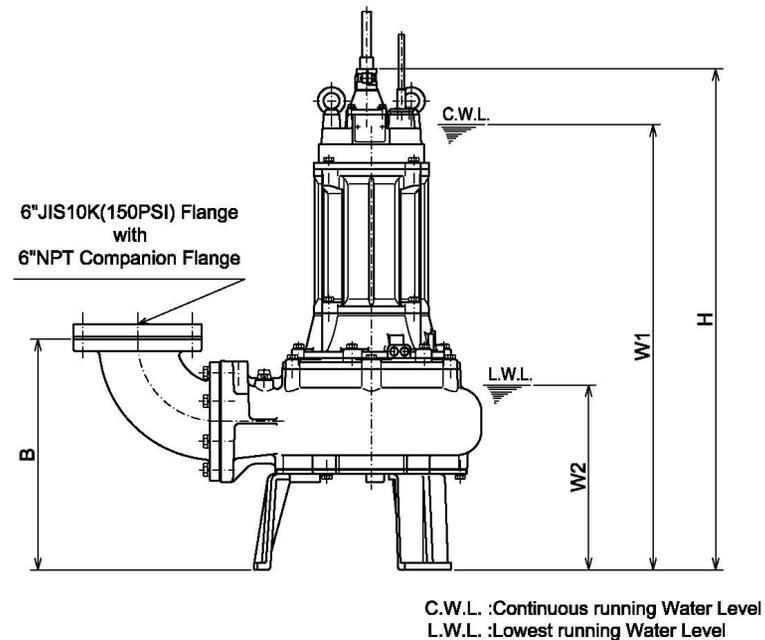
# Montreux Waterfalls

February 11, 2026 HOA Board Meeting

We are also looking at a new pump manufactured in Japan which may be significantly less expensive than the ABS pump we are replacing.

I have asked for written quotes **without guide rails** from two manufacturers: Sulzer and Tsurumi.

If we delete the guide rail system we will add a bypass valve so we can use the pump to drain the pond.



# Montreux Waterfalls

February 11, 2026 HOA Board Meeting

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Deleting the guide rail will allow the pump to be bolted directly to the discharge pipe, reducing vibration and eliminating leakage at the pump discharge flange.

Using the 15 HP pump to drain the pond will also make it easier to pressure wash each year.

Delivery time for the Sulzer pump is 8 weeks. The Tsurumi pump is in stock in Salt Lake City.

I am hopeful that we can get everything installed, up and running, and within budget before April 30.



# Governmental Affairs

Susan Glicksberg



- Email went out to residents re signing up for Spring CERT

# 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.

# Newsletter

Kay Gosse

Next newsletter will be in March.



### 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 trucks to 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. At times, circumstances have prevented us from gathering. 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 but not on! We were able to take advantage of having them installed in late October and 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: <http://www.ci.issaquah.wa.us>
- You can sign up for notifications on the city website: <https://www.ci.issaquah.wa.us/316/C2>
- In preparation for fall and winter hazards, visit: <https://kingcounty.gov/depts/emerg/>
- You can also look up potential hazards at: <https://hazardready.org/seattle/en/2122-1000289&loc=18047%20NW%20>

There is also a place to subscribe to 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

### 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



## 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-at-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 of 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](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 Claeys at [blythclaeys@yahoo.com](mailto:blythclaeys@yahoo.com) for more information.

### Volunteer

The landscape volunteers to be and other comm summer. We are individuals who can help with 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)

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.



MONTTREUX  
IN CONCERT WITH NATURE.