

Klahanie Living

HOME OWNERS ASSOCIATION

ISSUE 5



November/December 2019

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November/December *Content*

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ASSOCIATION DIRECTOR
Fred Nystrom

Light In the Darkness

As the bright days of summer recede, and the longer hours of darkness begin to envelop our days, it is natural to turn more inward and retrospective. Perhaps that is part of the reasons so many of the world's religions single out the coming months for observances and celebrations-many with the emphasis on light.

Light can take many forms, it is the light of belief, it is the light that guides us through the dark days and shows the way forward, and the light that comes from family and friendships. My favorite is the light that emanates from a house full of people sharing, loving and appreciating each other and the savoring the joy of closeness.

Living in Klahanie is a special privilege. Not for all the physical amenities, but rather because here in these 900 acres, we have people from all over the globe choosing to live closely together in harmony. People of many creeds, cultures, and beliefs are all willing to reach out in friendship to their neighbors.

As we slide into the darkest months of the year, make it a point to extend an invitation to your neighbors. Invite them in to share your holiday traditions and stories. Fill your home with the bright light of friendship and compassion. I can think of no better way to pierce the natural darkness and lift the spirits of all involved.

Just as I was finishing writing this column, a very moving thing happened. A middle school girl and her mother came in and asked if we could help them with a meaningful project. Four girls are participating in a Destination Imagination project and their project is to collect feminine supplies for young girls living in a transition home run by a local nonprofit, Acres of Diamonds. They explained that the girls in the home have very little access to the things we take for granted, such as face soaps, skin cream, sanitary supplies, combs, and hair brushes. These small things could be just what is needed to bring light into these girl's lives.

Please donate any unused products you can and bring them to the Association office and we will make sure that they reach the girls who need them.

Thank you
Fred Nystrom

The magazine is an official publication of the Klahanie Homeowner's Association and provides legal notification of changes in the Governing documents.

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OWNER
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Bob Richards has specialized in helping buyers and sellers in Klahanie since its opening in 1985 and has sold hundreds of homes in the community.

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SENIOR PROGRAMS MANAGER
ISSAQAH SCHOOLS FOUNDATION

Carolyn Kennedy

Board member for The Garage - A Teen Café; volunteer for the Issaquah High PTSA. Active in backing local education for over 10 years, much of her focus is on supporting youth in our community.



Jeff Skierka
Reflections Landscape & Construction

Owns and operates Reflections Landscape and Construction in Sammamish with wife Monica. When not working enjoys staying active, traveling and cooking, with as many of our family members at the same time as possible!

Snow Driving PRIMER



Most people who have grown up in this area realize that we do see some degree of snow during the winter months. This snow can come as a jarring surprise to many new residents.

The lower elevations in Issaquah can receive up to a foot of snow, with greater amounts in Klahanie and in the surrounding hills.

This article has been written to save you time, money and frozen feet, so please take the advice to heart.

Get prepared early

As soon as the leaves have turned their bright fall colors, it is time to put the Winter Bag in the trunk of your car. Winter Bag? Yes, each car should contain a bag full of winter driving accessories. Put them into the car and leave them there until spring and hope that you don't have to use them.

Each Winter Bag should contain the following items:

- Tarp for ground cover when putting on chains, cables or other traction devices
- Flashlight with spare batteries-snow seems to come more often after dark
- Gloves- thick, waterproof, and warm are best
- Blanket- in case you must stay in the car for an extended period of time
- Boots with traction soles and heavy socks- High heeled shoes or tasseled loafers are not recommended appeal for walking in the snow
- Warm jacket
- Food and water for 12-hours- more if you generally have children in the car
- Chains, cables or other traction devices
- Flares- for safety and visibility
- Car battery charger

Traction Devices Are Your Friend

Look at what your car manufacturer recommends and go buy them. But don't stop there. Take them home to the warmth of your garage and have every driver in the family practice installing the devices so they are ready to do it when alone, cold and in the snow. If you really want your driving age family members prepared, practice a few times wearing gloves. As a real-life final test turn off the lights in the garage and have each driver install the devices using only a flashlight for illumination.

Plan Alternative Routes Home

Think of alternate routes home. It may be far safer to drive around to the Redmond end of the plateau rather than attempting Inglewood Hill Road or Highlands Drive. If you normally use the Highlands or 228th, you need to plan alternative routes. Make sure your other drivers in the family know the routes.

The Public Works Departments in Issaquah and Sammamish both have plans in place for snow removal on major driving routes. The plans show the priority of the roads to be cleared.

For Sammamish go to www.sammamish.us to print or save on your phone their Snow/Ice Route Map and keep copies in each vehicle. In Issaquah, their priority routes include Sunset up Highlands Drive, east on Issaquah-Fall City Road and East lake Sammamish Parkway. Remember it is the Public Works Department that sets the plan, not the Police Department.

Public Works has both the equipment and personal ready to address the snow/ice problems. If they can't access the roads because of abandoned cars, they can't sand or remove the snow. These abandoned vehicles are

Rules and Regulations REVIEW

generally the first to be towed away.

The Mystic of the Expensive Car or All-Wheel Drive

It is fascinating how many of the abandoned cars at the bottom of steep streets are the more expensive brands. A big costly and powerful car does not impart a right, privilege or ability to get up a snow or ice-covered hill. With traction devices, it is possible, but without them your car is just a very expensive toboggan and likely to be hit by others, towed and impounded.

Slightly up hill from the abandoned BMW's and Mercedes you can find a grouping of all-wheel vehicles. These drivers might have made it up the hill, except that a car in front of them stopped and they had to stop. Once stopped, even with all-wheel drive it is very difficult to get moving uphill again. Then after the car begins to slide backwards there is little that can be done before the all-wheel drive car comes to rest tightly against the abandoned Mercedes.

If You Have Run Out of Options

If you must leave your car, get it out of the travel portion of the road way. If it is left in the driving lanes it likely will be ticketed and possibly towed and impounded-a very expensive procedure. If you must leave the car on the roadway, leave your cell phone number visible so Police can call you and let you know where your car is spending the night.

Remember, it is a good deal cheaper to rent a hotel room for the night than it is to abandon your car on the roadway.

If you are new to driving on snow and ice, visit www.wsdot.wa.gov/winter for more driving information.

The documents that govern the Association include CCR's, Rules and Regulations, Bylaws, Policy Resolutions and ACC Guidelines. Over time these rules may become outdated or not in compliance with new State statutes. To assure that Association rules are fair, reasonable and legally enforceable the Board has authorized a complete review of governing documents over the next few months. We will notify homeowners of these changes through email, the Klahanie Magazine and posting of the complete rule text on the website. The rule changes will become effective 30 days after posting. Changes that have recently been approved by the Board are described below.

Records Review Policy Resolution:

Homeowners are entitled to review and/or copy most records of the Association. Exceptions include confidential information including legal, contract and personnel matters. However, some requests may require considerable effort of staff to collect data, analyze and prepare reports. The new records review policy authorizes a charge of \$30 per hour and 10 cents per page for copies.

Trash Container Fine Policy Resolution:

The current fine for trash container violations is \$100 plus \$20 per day until compliant after a fine is levied by the fine committee. The new trash container policy authorizes an immediate fine of \$25 for a first violation. Subsequent violations will be assessed at \$50, \$75 and \$100.

Short Term Home Rental Fine Policy Resolution:

It is not permissible to rent a home for a period of less than 30 days. The new short-term rental policy authorizes a fine of \$1,000 per week to the property owner.

Social Media Policy Resolution:

To insure the management of social media is under the direction and control of the Board of Directors, and to define the process for social media communications and the staff authority to respond, only the following channels are deemed official and eligible for response. These include, (a) the Klahanie Association Facebook, Twitter or Instagram pages. Any response from staff or board must be made on an official channel.

Homeowner Notification Bylaw Update:

Some of the current governing documents are unclear on the method that can be used for notification of changes. For example, email is authorized for bylaw changes but silent on rule changes. This bylaw change deems electronic mail as acceptable for any rule change.

Budget-Assessments Bylaw Amendment:

RCW 64.90.525 was enacted June 2018 and is now law. It defines the minimum information that must be included in annual budgets that are provided to homeowners for approval. Bylaw 2.3 will be immediately updated to incorporate this new law which supersedes the previously cited RCW 64.38.025.

ACC Guideline Fence Design:

Klahanie currently has five approved fence designs which has caused confusion among homeowners and contractors. To simplify the process when fences are replaced, the ACC Committee has recommended, and the Board has approved reducing the available choices to two fence designs. Going forward, only fence design A will be approved for Klahanie Boulevard, and fence design B for Klahanie Drive. All other neighborhood fences must be either design A or B.

Annual Election Voting Bylaw Addition:

To improve efficiency and accuracy of membership voting for Directors during annual elections, the Association is permitted to institute and utilize electronic voting through a third-party vendor selected by the Board.

Rediscovering the Joy in Selecting and Cutting your Own Christmas Tree



Decades ago it was very common for families to enjoy the tradition of hiking into the forests to select, cut and bring home a fresh Christmas tree. Fond memories of those bygone days linger in family stories and old sepia-toned photos.

In the past 20 to 25 years, it became easier to drive to the local mass-merchandising store or one of the pop-up Christmas tree lots to pick a tree. These trees have been cut weeks to months earlier and have little freshness left in them. Before the decorations are up, the needles are already dropping.

Perhaps this year, you could choose to rekindle an old tradition of selecting a perfect and fresh Christmas tree, without the challenges of hiking into the mountains.

More than 40 years ago, a rancher in North Bend found himself the father of three young children, wondering how he was going to fund college educations. Ewing and JoAnn Stringfellow had been working their 95-acre ranch, raising cattle. To supplement the family income, the Ewings decided to plant a 4-acre corner of the ranch with Christmas tree seedlings.

As their children, Keith, Scott and Heather grew, so did the trees. Alongside their parents, the kids launched the first season of Keith and Scott Tree Farm. Proceeds

from the sales were set aside to pay for the education of the children. This passing-on of the privilege of education is now in the third generation of the family.

Then and now, families who visit the tree farm can cut their own tree (saws provided) or pick out the tree they desire and Stringfellow family members will help cut and load the tree in or onto the car. Today, in addition to cider and candy, families can warm themselves by the bonfire under the covered gazebo, and spend time viewing farm animals like sheep and cattle. Most days Scott's wife, Denise, rides her horse out to the tree parcels and gives kids the thrill of seeing a real cowgirl!

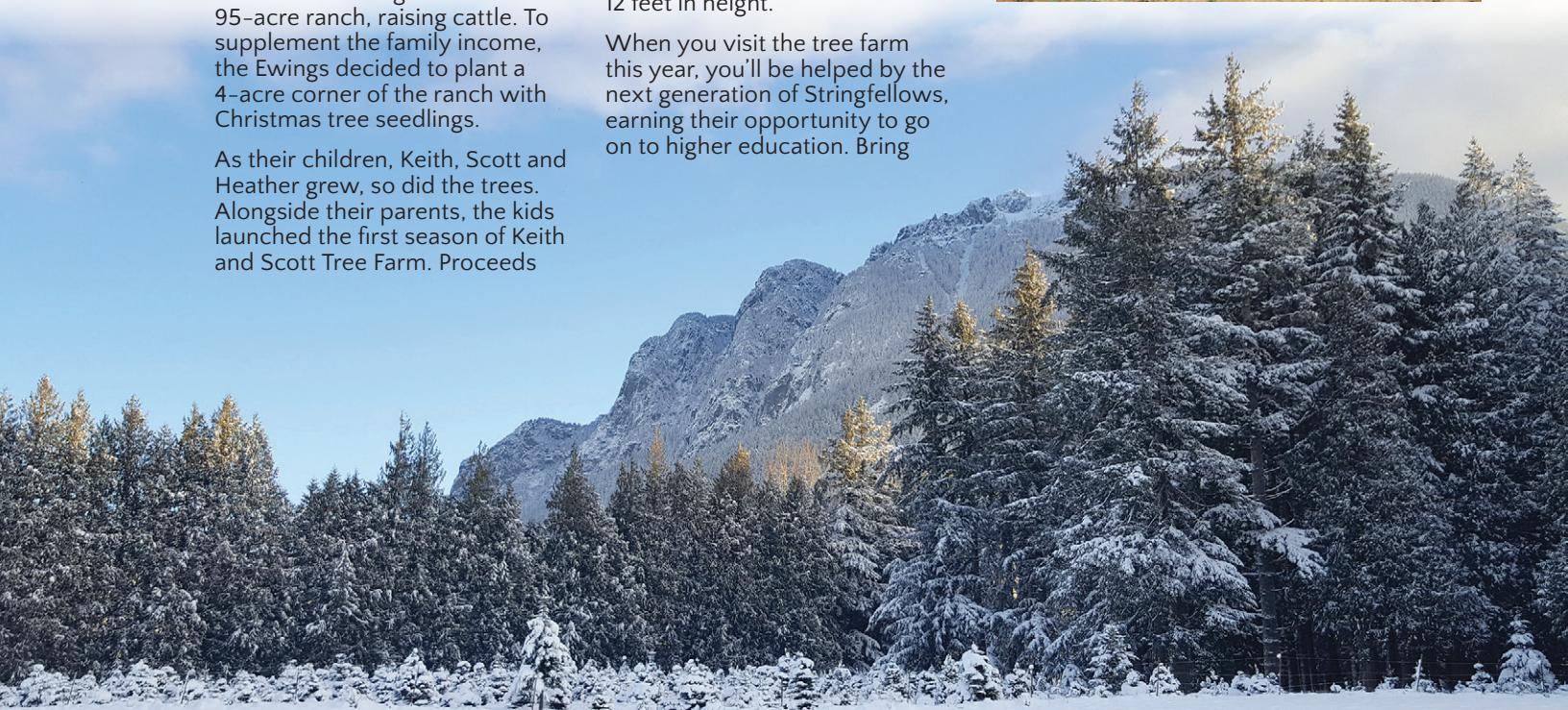
Out of gratitude for what their parents had done for their generation, Keith, Scott and Heather planted more acres in trees to continue the family tradition. Now 12-acres of the ranch is dedicated to Douglas, Fraser, Turkish, Noble and Grand fir trees. The trees vary from tabletop to those towering over 12 feet in height.

When you visit the tree farm this year, you'll be helped by the next generation of Stringfellows, earning their opportunity to go on to higher education. Bring

your entire family and wander through the acres of trees until you find the family's favorite one. Share the fun of cutting down the tree, like your own ancestors may have done. The tree will remain fresh throughout the entire holiday season.

The tree sales open on November 29th and are open only on Saturdays and Sundays. Bring cash or personal checks. For more information visit kandstreefarm.com or email stringfamily@comcast.net

Keith and Scott Trees





This is the first year that the Klahanie Board of Directors election has taken place in the fall. The campaign for election to the Board started in October with the Candidates Forum on October 9th and will run until December 16th at 5:00 pm. Results will be announced as part of the agenda at the Annual Meeting, January 9th at 6:30 at Challenger Elementary.

This year, Connie Wan and Jean Ann Aguirre have both completed their second three-year term on the Board and must step down per the rules. Their six years of service to the community are sincerely appreciated.

The current campaign has three qualified candidates, George Gilchrist, Ted Klarch and Scott Leist contending for the two open positions. Their background statements are included in the ballot packet you received for review and consideration.

This year, you will have three methods to select from to cast your ballots. You may use the traditional paper ballot, which can be mailed in for tabulation. You can go online to the Klahanie.com new web site and enter the Members Only portal (need to register to get access) and vote by email, or utilize the secure vote by text platform. The steps to follow to implement the text vote are also included in the ballot package.

The mail in and text ballots will be tabulated by an outside firm who specializes in voting security. We believe it is a good idea to have an independent professional count the majority of the ballots. Those ballots cast by email will continue to come to the office and will be kept in a secure place and later added to the totals from the paper and text ballots.

Even if you don't want to cast a vote for two of the candidates, it is critical that you complete

the ballot form to approve the minutes from the last Annual Meeting and the required approval of the Revenue Ruling 70-604. Once submitted, your ballot now counts for the quorum needed to qualify the Annual Meeting. The quorum requirement in Klahanie is 30% of the available votes or 927 ballots received.

What is a proxy and how is it used? In its simplest form, a proxy allows you to convey to another member your right to vote on any issues that come up during the Annual meeting. This is normally done if you aren't planning to attend the meeting and you give your proxy to someone who will be attending.

Remember: All ballots and proxies must be received by December 16th before 5:00 pm to be counted.

2020 *Budgets and Assessments*

Creating a budget for a large HOA is a tedious process of comparing past financial experiences, current fiscal needs and projections of what the future may hold. This year the Budget Committee, consisting of two Board members including the Board Treasurer, two community volunteers with corporate budgeting experience, the Association Director and the Association Financial Manager. They were tasked by the Board to balance the budget. All committee members met numerous times during September and October to assess and recommend to the Board comprehensive options for the best route forward with the 2020 KHOA budget.

Several challenges were made clear in the first meeting. For the past several years, the various members on the Board had pushed to hold the assessment income steady and offset the subsequent deficit by using the existing financial surplus (savings) to pay for the difference between income and expenses. This was done for valid reasons because the KHOA had more money in surplus than recommended by best HOA accounting practices. However, in 2019, the HOA expenses are projected to be \$301,541 greater than total income. Because of this the HOA surplus funds are now at a point where current and future deficits must now be paid by increasing income, or significantly reducing services.

The committee generated four options on how to address the current and future financial demands, which included a combination of reducing expenses and/or adding income would best serve the community.

Here are the four studied options:

Option 1 Assessment remains at \$150 a quarter and balances the budget by significantly cutting services. This deep dive into the budget created some very difficult decisions, since currently much of the budget is not available for cuts. This proposal would require eliminating all Sheriff's safety & security patrols and the NAAK (Natural Areas Association of Klahanie) services, significantly reducing the pool hours, lifeguards and instructors, a substantial reduction in landscaping services throughout the community and canceling most all of the community social events throughout the year.

Option 2 Increased assessments to \$200 a quarter (back to where they were prior to 2013), restored all current services and events and added some additional Sheriff safety & security coverage to help mitigate the inevitable traffic increase and disruption caused by soon to be road closure activities, as well as considered future service costs increases and inflation. This proposal resulted in a balanced budget.

Option 3 Increased the assessments to \$225 a quarter, accommodating some expected cost increases across all the community services, some much needed irrigation system repairs and an earnest effort to replenish the HOA reserve funds. This option resulted in a small positive cash flow of \$1,500 at the end of the year.

Option 4 Added after analysis of the first three options and then asking what would the assessment have to be if all the expenses for 2020 were kept at the same level as they are for 2019. This does not allow for any increases in labor, materials, services or KHOA financial replenishments. The result is a quarterly assessment of \$184.

After all the options were discussed, it was the committee's recommendation to the Board that Option 2 be adopted as the funding level needed for the 2020 Annual Budget.

For those who like nearby comparisons, the Issaquah Highlands current assessment is \$234 a quarter and they do not have any swimming pools.

This has been the most difficult budgeting challenge in years. Every category of expense has been meticulously reviewed. The committee believes the increased assessment funds of Option 2 are adequate to cover expenses and the end result will be a balanced budget.

A Snapshot

of Klahanie Home Prices and Projections

by Bob Richards

Fall usually brings a decrease in home sales activity. It is still a seller's market; however, prices have stabilized. If you plan on selling this fall or winter, take care in preparing and correctly pricing your home so it does not languish on the market. With interest rates near historic lows and employment levels at historic highs, the housing market is expected to stay strong throughout the rest of the year. Early Spring of 2020 will bring motivated buyers looking to buy in Klahanie.

The Eastside continues to record the highest home prices in the region. The median price of a single-family home in Klahanie is \$785,682 so far this year, an increase of 5% from a year ago. Overall the Eastside construction boom continues, indicating that developers remain confident in the strength of the local economy. I am predicting that prices in 2020 will continue to increase but at a more moderate pace of 4%-5%/year. Matthew Gardner, Windermere's chief economist provides the following prediction:

"I believe that psychology will start to play a part in the housing market going forward. It has been more than 15 years since we've experienced a "balanced" market, so many home buyers and sellers have a hard time remembering what one looks like. Concerns over price drops are overrated and the length of time it's taking to sell a home is simply trending back to where it used to be in the early 2000s".



Boehm's Candies:

Keeping the Tradition Alive



While the Issaquah area has grown exponentially over the past 30 years, one tiny corner at the eastern end of Gilman Boulevard has not changed a bit for more than 60 years.

The three and a half acres surrounding the Boehm's candy store and manufacturing facility are much the same as they were when Julius Boehm decided to move his chocolates and confectionary business to Issaquah from Seattle in 1956. Having escaped his native Austria, Boehm made it to Seattle and soon followed the family tradition, and opened his candy manufacturing business in 1943. He moved it all to Issaquah because the surrounding mountains reminded him of his homeland.

Boehm completed the Edelweiss Chalet in 1956 to house the retail and manufacturing of the European-style chocolates and candies. It was the first Swiss chalet constructed in the Pacific Northwest. In 1981, he had the High Alpine Chapel completed. It is a replica of a 12th-century chapel near Saint Moritz in Switzerland.

By this time Boehm's health was failing and he was anxious that his traditional methods of making candy might be lost. Luckily, he had met another immigrant who had agreed to join his staff. Bernard Garbusjuk was displaced from his family in Germany when the Berlin Wall was erected. He immigrated to America, ending

up in Kenmore as a pastry chef. His roommate had done the wooden carving on the Edelweiss Chalet, and that fortuitous connection in 1971 ensured the survival of the traditions at Boehms.

Garbusjuk comes from a line of German candy makers that goes back more than 200 years. This background made him a perfect fit to learn from Boehm and then guide the company following Julius's death in 1981. Garbusjuk's philosophy is to respect Boehm's heritage and to maintain the legacy of the land, the buildings, the art, and the quality of the products.

He has made certain that the grounds are open for visitors to enjoy even if they never enter the store. Over the years, he passed on opportunities to redevelop the grounds that would have changed the legacy and traditions too much.

Garbusjuk is now passing on the Boehms heritage and traditions to his son, Tyson, and daughter, Narissa, who are learning the business from the bottom up--the old-school way.

The respect for tradition is also evident among the staff, many of whom have worked at Boehms for at least 15 years. Garbusjuk estimates that they have hired more than 2,200 high school students over the years, teaching them about not only the products, but also how to communicate with customers.



The holiday season is the perfect time for a visit to the candy store to satisfy the craving for delicious old world chocolates and treats not easily found elsewhere.



Issaquah SCHOOL FOUNDATION

by Carolyn Kennedy

It's the time of year when many people focus on the things for which they are thankful. It's good to spend the time as it's easy to take things in our life for granted. For many, having food on the table, or supplies for our kids' schoolwork is a given. Not a lot of thought as to the source of our next meal or if our child has a number 2 pencil for their test. That is not the case for every family in our district, and the Issaquah Schools Foundation wants to make sure that all students have what they need to succeed in school.

Even in a seemingly affluent area such as ours, there are families in need. Approximately 2000 families in our school district identify as being eligible for the free and reduced lunch program. Anecdotal evidence from principals and counselors lead us to believe that the actual number is higher. Some families choose not to report because of fear of stigmatizing their children and others are in and out of homelessness. Due to the low documented percentage of need, services in our area are more limited than those with greater numbers of

low-income families. The Issaquah Schools Foundation works to help students with needs such as food support, school supplies, and testing scholarships.

Our food support program helps students who are hungry during the school day. It's hard to concentrate when your stomach is growling. The Foundation provides funds so that each school may purchase food to have on hand for hungry students including snack items like cheese sticks, apples, crackers, as well as breakfast sandwiches at the middle schools and lunch support as needed at the high schools. Our generous donors and wonderful sponsors such as Klahanie's own Hops & Drops help to fund this program.

Tools4School is a partnership between the Issaquah Schools Foundation and Issaquah Food and Clothing bank to ensure all students in the Issaquah School District begin the school year with a backpack and grade appropriate school supplies. We distributed over 1000 backpacks filled with the basic needed supplies to students this year



and continue to see this program grow.

For high school students, there are other things such as the cost of AP or IB tests that are desired for college credit. So that students wishing to take those tests aren't left behind, the Foundation supports scholarships to fund the cost for those who can't afford them.

Whether you have a student at Challenger, Beaver Lake, or Skyline, or wish to support the child on your block, strong schools make for strong communities, and donations to the Issaquah Schools Foundation help fund programs designed to support student success. Visit www.isfdn.org for more information and to donate today.



Landlords

Time is Running Out to Register your Rental Home

In July, we began the process of notifying homeowners of a change in the way rental homes are managed by the Association. During the past decade, the number of rental homes in Klahanie have increased, and it became obvious that the existing voluntary registration of the rental homes was not working. The Association needs to know how many homes are rented, who the renters are, and a clear understanding of which party (landlord or renter) is responsible for landscaping and maintenance.

Since informing the community that a new Rental Home

Registration Form was required (it is available on the new web site and in the office), we have received over 300 registrations. We granted those who registered before the end of September, could do so for free. Those who waited until November and December, will be charged \$100. For those who have not registered by the end of this year, the fee will be \$500. Also after January 1st, the renters in an unregistered home will not have the use of the community amenities, such as the pools, and social events until the home is registered.

Part of the new Registration Form requirement to provide the names and contact information of the renters, and a copy of the lease. This is the only way we have to ensure that current renters have a pool pass, and we have the records to stop those who no longer rent here from continuing to come back each year.

If you are renting your home to others, or if you are a renter of a home, make sure the Registration Form for your property has been completed before the end of the year. After that, it will get expensive.



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Visit the Reindeer

this year at Cougar Mt. Zoo

COMMUNITY

Dasher, Dancer, Prancer, Vixen, Comet, Cupid, Donner, and Blitzen. And, of course, Rudolph. Santa's flight team awaits you and your family at Issaquah's 32nd Annual Reindeer Festival at the Cougar Mountain Zoo. This year the festival will run from December 1st-23rd, from 10:30 a.m. to 4:30 p.m. daily and December 26th-30th from 11:00 a.m. to 3:30 p.m. Ten reindeer live at the zoo year-round, and nine reindeer make up the flight team.

The flight crew reassures that while Rudolph is on the flight team, he is practicing energy conservation, so you might not see his nose light up.

If you are tired of holiday pictures taken at the mall, start a new tradition by having your child visit Santa's house at the zoo. Santa will be available from the 1st to the 23rd. Children can pose while sitting on Santa's lap, and professional photos will be available for purchase, you may also use your own camera to capture the moment. The

zoo also offers a letter-writing area, so children can quickly jot down their requests before heading over to meet him. Santa's mailbox is available for any extra letters that might need to be sent. Throughout the park, helpful elves will be bouncing around answering questions, showing off the animals, and explaining how reindeer fly. These expert elves will teach you more than you ever knew about reindeer. For example, they are the only deer species with furry noses, and both male and female reindeer have antlers.

Santa's Grand Traveling Sleigh is another great zoo offering, where your family can hear a story read by an elf. Carolers will be strolling around on the weekends, adding to the atmosphere.

In addition to reindeer, the Bengal tigers cougars will be part of the holiday festivities. According to the elves, the tigers make Santa's candy canes. Since the tigers are striped and come in different colors, candy canes are striped and in a variety of colors. And

have you noticed that the curve on top of candy canes looks suspiciously similar to a tiger's tail?

As you tour the zoo, warm beverages, holiday treats, and food for the reindeer will be available for purchase. Admission is \$15.50 for adults, \$14.40 for seniors, \$12.50 for 2- to 12-year-olds, and free for the under-2 crowd.

Cougar Mountain Zoo
19525 54th Street
Issaquah, 392.6278
CougarMountainZoo.org



Your fireplace

...is it stuck in the 80s?

by Jeff Skierka



In many homes, the fireplace is the centerpiece for relaxation and where home activities take place. Too often, this centerpiece is dated in another era and does not fit in with the appearance of the rest of the home. During the 80's and 90's, it seems that every new house was built with a standard used-brick fireplace facade. The majority of these home fireplaces were wood burning and let in cold air, offsetting the heat the fire produced.

In upgrading your old fireplace functionally and aesthetically, the first step to consider is bringing gas service into the fireplace. This involves a tap at the gas meter and running a line to the fireplace. Then, decide if you want a gas insert that will help heat the home or just add new doors that reduce heat loss.

With these key questions decided, it is time for the fun part, deciding what the fireplace could look like. As a designer, when helping my clients to make the correct decision, I consider the following:

- What is the style of the home and the elements surrounding the fire-place? While the fireplace is the centerpiece, it must connect to all the surrounding elements.
- Are there plans to change any of the existing elements, such as remodeling the kitchen or other areas surrounding the fireplace? Do you want a television above the fireplace?
- I ask the clients to give me words to describe the way they want the home to feel. Descriptive words often range from 'Nantucket and Cape Cod' to 'Salish Lodge' and 'log cabin'.
- When applying a new 'facing' to the fireplace, there are a wide variety of options. For example, if a thin stone is

chosen for the new exterior, it may not be necessary to remove the existing brick. Dimensional tile works well for this type of application. Another relatively new stone option is thin set stone strips that are glued together. They give the fireplace a beautiful color scheme that will compliment the other design elements of the home.

- The brick that is on many of existing fireplaces is only for looks and not a part of the chimney construction. Therefore, changing the layout of the new fireplace does not have to be based on the shape of the existing layout.
- Hearth and mantel options present another design opportunity. The options range from no mantel, to stone slabs, concrete, and traditional wood mantels. For a client who wanted a lodge-like feel to her home, large pieces from a tree were cut to create the desired effect.

Regardless of which design features you select, a modern appearing fireplace should be a visual anchor to your home. And with a simple addition of gas service, it can also be a heat source on those dark and stormy nights.





China Beach RETREAT

Beach front lodging with views of the Pacific Ocean and the footprints from Lewis and Clark

In November of 1805 while walking over the land where the China Beach Retreat now sits, William Clark wrote in his diary "Ocian in view! O! the joy." Clark and the other members of the Corps of Discovery continued on a mile of so further, to the what is now known as Cape Disappointment, and camped there to re-provision and plan for how to survive the winter months.

Thanks to the prodigious efforts of veteran innkeepers David Campiche and Lauri Anderson, you too can share in the views enjoyed by Lewis and Clark 214 years earlier. The China Beach Retreat consists of two separate lodgings. The main house with three comfortable bedrooms, kitchen and spacious common rooms facing the Columbia River (Baker's Bay) is ideal for larger families or friends traveling together. The freestanding Audubon Cottage is designed for two people to enjoy the peaceful serenity of the location, the views of the water and the deer munching on apples in the yard below the second-floor bedroom.

Located in the small town of Ilwaco on the Long Beach Peninsula, where the Columbia River meets the Pacific Ocean. The peninsula is about a three-hour drive from Klahanie. This is the secret corner of the state where you can ride horses on the 28-mile long sandy beach, explore two historic lighthouses, an old military base or walk/ bike on the 8.5 mile Discovery Trail. Both Ilwaco and nearby Seaview have several excellent restaurants.

While the summer months are full of events in Seaview and the other small communities on the peninsula, China Beach Retreat is always very private, tucked into a secluded area where it is easy to feel like you have been invited to stay at a friend's private estate. The winter months are quiet and peaceful, lending themselves to reading a great book, solitary walks on the beach or just absorbing the history of those who have walked through the yard at the China Beach Retreat.

For reservations, contact David and Laurie at 360.777.3312 www.chinabeachretreat.com. Use the code Klahanie and receive a 15% discount – if booking on line reservations, go to the Special Request section to insert the code



Street Lights Leaving You in the Dark?

If you discover a street light that is no longer shining brightly, here are the steps to get it repaired. Since all the street lights belong to Puget Sound Energy, report any outage to www.pse.com/outage/report-street-light-outage. You will be asked to include the closest street address and either the 4-digit SLAK #, or on older poles the 12 digit number found on a yellow tab on the light pole. Please also copy the KHOA office at infor@Klahanie.com so we can follow up with PSE.



Klahanie Fall and Winter 2019

Events



IN KLAHANIE

SANTA PHOTOS AND TOY DRIVE

SATURDAY, DECEMBER 7th, 2019

12:00pm-3:00pm at the Summerwalk Clubhouse

Once again, Santa will be in the house! Klahanie photographer Gabe Moore will be on hand for those professional photos. We broke another Klahanie record last year by donating 3 full boxes of toys, so let's go for a new record this year! Donation will be taken at the HOA office, Lakeside Pool and of course on the day of the Santa event!

THANK YOU KLAHANIE!

The 31st Annual Food Drive was a great success! This yearly event has provided over 92 tons of food to the Issaquah Food and Clothing Bank to needy families in the area over the past 31 years.

“We couldn’t do this without the community’s generosity”

ABOUT BOB RICHARDS

Early in my career as a real estate professional, I bought one of the first 11 homes in Klahanie back in 1985. Since that time, I have listed and sold many hundreds of Klahanie homes, some multiple times. I have been proud to have sponsored an Annual Klahanie Food Drive for over 30 years and have enjoyed placing American Flags in Klahanie to honor the 4th of July.

My goal is to give the highest level of care to my clients throughout the entire home buying and selling process. The benefit of specializing in Klahanie gives me a vast amount of knowledge of Klahanie's benefits and qualities, neighborhoods, builders, floorplans and value. I explain every detail and communicate all information to my buyers and sellers so that they are always updated.

I am passionate about selling real estate and continue to implement new technologies to ensure my clients the very best chance of obtaining their goals as they buy & sell. Using my knowledge, best effort and care, I will make sure you are very satisfied at the conclusion of our transaction. Please contact me today for a complimentary consultation.

Thank you,
Bob

BOB RICHARDS
Your Klahanie Specialist Since 1985
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