

Klahanie *Living*

HOME OWNERS ASSOCIATION

ISSUE 6



January/February 2020

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WHEN IT MATTERS™

Unlike standard shingles, Malarkey **shingles are rubberized** for superior all-weather resilience, incorporate **upcycled tires and plastics** to enhance durability and reduce landfill waste, and integrate **pollution-reducing granules** to help clean the air.

A woman with long brown hair is seen from behind, holding a young child. They are looking out at a view of a city skyline across water.

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Cover and page 3 photos

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ASSOCIATION DIRECTOR
Fred Nystrom

Using 2019 to help plan for 2020

By the end of 2019 most of us are so weary from the politics, traumas, deaths, and surprises the year has contained that we are happy to see it recede in our rear-view mirror. While that approach may bring a feeling of relief, perhaps there is a more productive way to say adios to the old year before welcoming in the new one. One of the most effective ways to make plans for the upcoming year is to take some time to revisit the past year.

As odd as it may seem, looking back is an excellent way to plan your way forward. This approach works in our personal life just as it does in our community life. Klahanie is made up of 3,100 individual families living together under the cooperative structure of a Homeowners Association. We will use this issue to look back together at what was improved in the community and where we see things left undone, those will become our goals for 2020. This balance between hind-sight and fore-sight will help us all in continuing to improve our community lives.

A few of the events from 2019 that have affected our community.

- We lost an old pool bubble and gained a new one, while helping avid swimmers learn to enjoy the brisk winter outdoor swims
- Expanded classes for all ages at the pools and hired more year-a-round lifeguards
- We created a new association web site
- Launched this magazine
- Added text voting to the Board election campaigns
- Revamped the entire Compliance system to make it streamlined and responsive
- Added new events, like the pool concert and Holi Festival
- Approved a new Community Redevelopment Committee, to study the next phase for our buildings, pools and other amenities- volunteers needed!

Together, we have a great opportunity to make 2020 the best year ever to be living in Klahanie

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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Steve Lysaght

Steve Lysaght is a twenty-year law enforcement officer with King County Sheriff's Office. He has worked for the Klahanie Neighborhood Patrol since 2007.

**Wish everyone
in Klahanie
a healthy,
prosperous
and safe**



Klahanie

NEIGHBORHOOD PATROL

by Steve Lysaght

This marks the end of my eighth year as the director of your Klahanie Neighborhood Patrol (KNP), and I'm just as honored to serve in this position today as I was the day I began. As we look forward to the New Year, a number of priorities require consideration, but two in particular have my strict attention: Community Engagement and Traffic Safety.

The KNP employs only the most exemplary professionals that the King County Sheriff's Office has to offer. Our ranks include deputies, detectives, SWAT, K-9, sergeants, and now a captain. Regarding community engagement, and as part of your HOA, we participate in Block Watches, Scout training, and the Independence Day Parade.

We support the 5K Summer Dash, attend Movie Nights in the Park, and community meetings. We work hand-in-hand with your HOA and Board, and we're always looking for another opportunity to engage further. I look forward to any other ideas you may have, so please don't hesitate to offer a suggestion through the HOA office.

The Issaquah-Fall City road construction poses the problem of congestion and traffic diversion beyond our immediate control. However, I have faith that the architects of Sammamish have made sound decisions, and, with patience, we will enjoy the fruits of this labor in years to come. Until that day, our deputies will be vigilant with traffic control. We

will be closely monitoring the Challenger Elementary school zone, the stop signs at 256th Ave SE, and all of the greater community thoroughfares. We are responsible for your safety, and we will address concerns accordingly.

Finally, I'm grateful for the vocal support we receive from this community. Our KNP program is successful, which I believe is greatly due to the active participation and effective communication we receive from your attentive professional and elected staff. I look forward to working together toward our common goal of keeping Klahanie safe—so please don't ever hesitate to call upon us if we can be of service.





The Changing Role of *Compliance*

COMMUNITY

What does “compliance” mean to you? For some homeowners it may simply mean seeing the ‘little red car’ in the neighborhoods citing overgrown lawn violations. While drive-by inspections are important, it is the enforcement of all 60 rules, plus architectural control guidelines, that are important to the entire community. These rules are in place to maintain property appearance and values, and most owners expect them to be enforced.

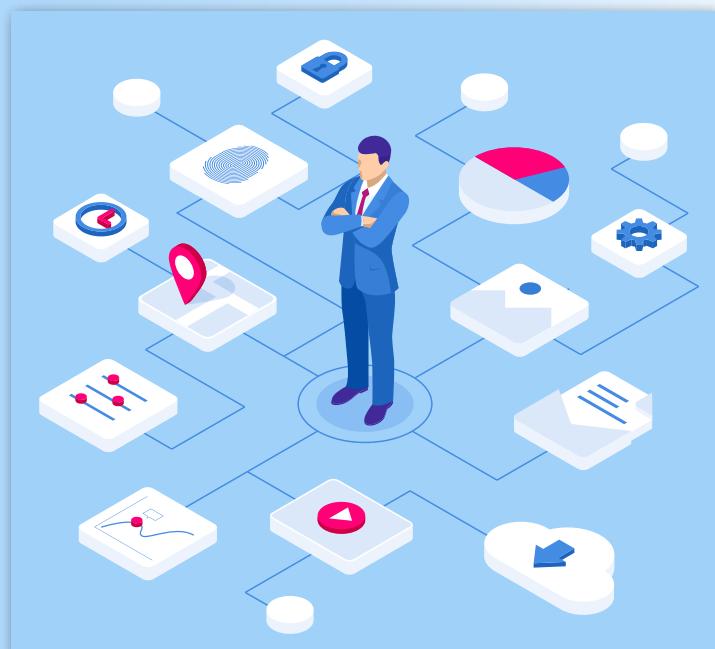
Over the past year “compliance” has taken on a new meaning – it has evolved from activity driven to process driven, and now includes much more than just site inspections. For example, in addition to the normal activities of site inspections/violations and fine notices, compliance also includes the processes of updating and monitoring all governing documents, overseeing landscaping activities and other special projects, such as the boulevard fence project.

To improve how we work with the community in all these areas, we have established the following goal which we apply to all compliance processes. It simply is, “To achieve balance between the needs of the community and the rights of homeowners”. This has proven to promote harmony and result in more efficient operations. Looking back over this past year we note the following key accomplishments and goals for 2020:

- Streamlined the Compliance Process – The purpose of this change was to make the compliance process more efficient and make it easier for homeowners to comply with violation notices. Over the past year the number of violations has been reduced by 28%, and the number of fines by 41%. Also, the number of days from first notice to completion has been reduced by half. Still, over 400 violation letters were issued this year. We also processed 437 architectural control applications and reduced the number that would have normally required approval by the AC Committee by 80%.
- Improved Landscaping Efficiency – We have tightened standards with our landscaping company to include grass mowing appearance, shrub trimming, and use of environmentally friendly chemicals on the property. Additionally, we are upgrading the irrigation system to more efficiently use water, which we expect to result in annual savings of \$40,000 in the next 10 to 15 years.

- Special Projects – A major fence improvement along Klahanie Boulevard and Drive was completed this year. It was a combined effort of homeowners and HOA, and it resulted in updating 179 fences including 18 fence replacements. Because of its overall success, we will expand it to include all painted fences along neighborhood streets this coming year.
- Updating All Governing Documents – Governing documents that require updates include Bylaws, Rules and Regulations and ACC Guidelines. These documents, along with CCR's, establish the administrative and legal governance for the Association. Yet they contain many ambiguous and/or conflicting provisions, which make them difficult for owners to understand and for us to enforce. These updates are a major undertaking which require legal review and will take until mid-year to complete. As sections are approved by the Board they will be published on the website.

As always, we welcome assistance from homeowners in bringing to our attention things that we may have overlooked. By working together on these and other projects, the entire community will benefit.





Bears in Klahanie

Last week we were notified that two young bears were seen on the Yellow Lake trail. For those of us used to the assumption that all bears are in hibernation by now, this sounded like something that would make the evening news.

What is news is the fact that many bears now find enough food scraps available from human's garbage cans that they can survive year-around. As evidenced by the two young bears, they remain in Klahanie so they can be close to their food source. They are smart animals and know where to find food and which home to bypass because there is no food.

The only way we are going to change the bear's learned behavior is to change our own habits. Let's approach this in two easy steps. 1. Move all trash cans into your closed garage and keep them there until the morning of your trash pickup. 2. Contact Republic Services, our community disposal company and request that they deliver a "Bear-proof"

garbage can to replace your current container. These new containers have a locking lid, which is easy for a human to use but very difficult for a bear. These two steps are especially critical if you live next to any of the trails or easements.

Once the Bears discover that your delicious smelling food waste is not so easy to get to, they will bypass your home in favor of easier pickings elsewhere.



Vote YES for Issaquah Schools Renewal Levy by February 11th!

This is NOT a new tax.



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Mental Health Counselors
Special Education



Highly Capable Program
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Levies are the ONLY locally approved ballot measures that directly pay for classroom and educational needs in our schools that the state can't fund!

Adding Abundance to your Summer

Spring is just around the corner and it's time to start thinking about your 2020 garden. Come join other gardeners at the Klahanie Pea Patch and get started on your summer of abundance! The Klahanie Pea Patch Club (KPPC) is a group of gardeners – some experienced and some new to gardening – who share a love of vegetable gardening. We work together exchanging gardening ideas, plant starts, soil amendment suggestions, fertilizer, and insect control suggestions. We also water for each other during summer vacation season. Come grow beautiful summer salads – lettuce, tomatoes, green onions, and cucumbers! We also grow staples like zucchini, Delicata squash, Acorn squash, pumpkins, broccoli, cauliflower, carrots, and eggplant. All of these and much more have been successfully grown at the Klahanie Pea Patch. If you are unsure of how to grow the vegetables you want, the KPPC offers you an entire gardening community to make suggestions and provide assistance.

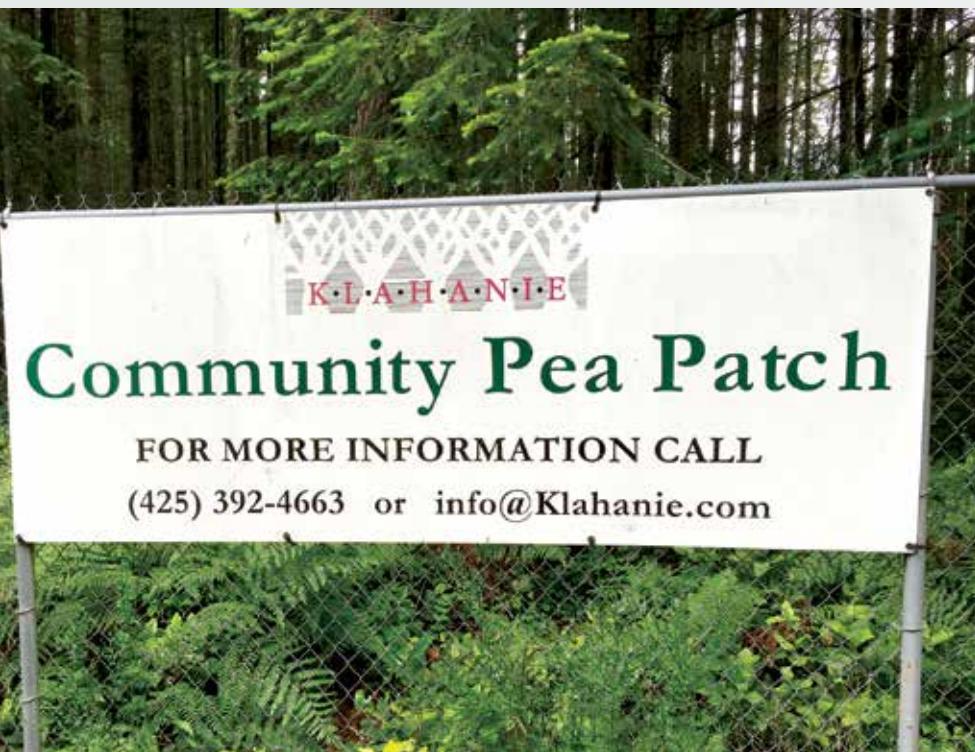
The Klahanie Pea Patch is located on the Service Road accessible

near the Summerwalk entrance. You will receive the code for gate access so that you can bring your car in to unload your tools and supplies. KPPC offers space in garden sheds at the Pea Patch where you can store your tools and supplies. You can even rent a tool shed of your own! KPPC also has a small number of tools that have been donated that you may use, along with a community wheelbarrow and garden cart, free of charge. Ten by twenty-foot plots are available for \$50 each for the gardening season and you can rent two adjacent plots if you like. There are also raised beds for gardeners who have difficulty working at ground level. Storage units, raised beds, etc. are all priced at \$50 each for the gardening year.

The Klahanie Pea Patch opens on April 1st and closes for the gardening year on October 31st. KPPC's Annual Meeting is held in March, prior to the opening of the Pea Patch season, and includes election of Club officers. The KPPC currently has two elected officers – Marjorie Linda-James, Chair, and Lori Goerlitz, Secretary Treasurer. Three additional Club meetings are held during the

year during which gardeners with expertise in Pacific Northwest gardening present to the group. To be on the mailing list, please contact Lori Goerlitz, goerlitz@comcast.net, 425-765-5005. Both Lori and Marjorie (marjoriejames@live.com, 425-503-0228) can answer your questions and provide additional information.

You would be warmly welcomed to the gardening community and we hope to see you in the 2020 gardening season!



Klahanie Pools

Our Biggest Amenity



Klahanie is one of the only communities in the greater Issaquah/Sammamish area to have a dedicated pool for the use of the community members. To have two pools, places us in a class with no peers. The long-time challenge has been about how to add year-round value to the community from the pools. Here is our report on how we did in addressing that challenge.

The Lakeside pool Bubble

The new bubble was installed this fall and is planned to be up for about 180 days, before being taken down and stored for the warmer months. Heated air blows into the bubble to keep it inflated. The air temperature inside is around 72 degrees with water temperature at 85 degrees.

Wind, rain and snow all affect the bubble, so we are constantly monitoring the forecasts. When wind speeds reach 20 miles per hour, we may have to close the bubble and deflate it to keep it safe. These closures may come with short notice and we apologize in advance in case it affects your plans.

More Lifeguards

The King County Health Department recommends having lifeguards on duty whenever the pool is open. In past years, we have not been able to have lifeguards available throughout the day or during the off season. That changed this year with the hiring of new adult lifeguards to cover each full day. Lap

swimmers and kids are welcome to visit the pool during every day from 7am-3pm. With the adults on staff, we are able provide the lifeguard service during the daytime in off-season months.

Swim and Water Safety Classes

In the spring, we added a basic water safety class for 3rd Grade Klahanie children. The goal is to have every student learn water safety by the time they complete the 3rd grade. The first program graduated 45 Klahanie kids. This investment of just \$34/student is a small cost to keep them safe around the pools.

The new off-season swim classes on Wednesday afternoons are filled with 25 kids each week.

Aqua fit (water aerobics) class on Saturday attracted 25 adults to exercise to the accompaniment of good music as motivation during their work out. Additional classes will be added in the future.

During the summer months, the swim classes are scheduled and managed by Coordinators Annie Moore and Megan Shomaker. They are proud to help provide

high quality swim lessons. All the Instructors are either Lifeguard Certified or have the Water Safety Instructor Certification. Everybody goes through our internal Swim lesson In-Service.

For more information on swim classes, private lessons and Aqua Fit contact:
swimlessons@klahanie.com

What we will add to our Aquatics Program in 2020

- Adult beginner classes with adult instructors during the day
- Mountainview pool will be opened earlier for resident swim time, starting mid-April or beginning of May depending on weather.
- We are in discussions on adding a night class for residents interested in learning to SCUBA dive. In the mornings you may soon see the opportunity for a yoga class on the pool deck.

If you have any other ideas to help us add year-around value to the community, please contact
pools@klahanie.com



2019 Klahanie Events

Year-In-Review

Klahanie had another stellar year hosting its annual events and started a couple brand new ones!

February, which turned into March because of the 2 weeks of snow, started off the year with the 2nd Lunar New Year festival. There were 11 performances including the International Lion Dance Team, martial arts demonstrations, dancing, music, and kid's plays. There were activities and crafts and of course, food!

March saw the first brand new event for Klahanie, the Holi Celebration. Holi, in the Hindu culture, is the celebration of colors which denotes the end of winter and the welcoming of spring. There was music, kid's activities, food, and vibrant colors everywhere. This event will become an annual tradition in Klahanie.

April was the annual Easter Egg Hunt at Mountainview Park. Thousands of eggs were "hidden" throughout the park.

May included the annual 3 days of community Garage Sales and the Recycling event. A full truck was hauled out of here!

Summer kicked off in early June with the 5K Fun Run and Picnic. There were more than 300 runners and around 400 families enjoyed Subway sandwiches, shave ice and hot dogs!

The Independence Day Parade marched down the Blvd. on June 27th behind an Eastside Fire and Rescue truck, and Police cruiser. The route ended at Lakeside Park with music, contests and games and shave ice.

Late July was our second brand new event, which will become an annual gig. We hosted an adult-only outdoor concert at Lakeside Pool. There was a selection of beer, wine, and food to enjoy all while listening to the cool vibe of local band, The Soul Proprietors.

There were two Movie Nights this year, in July and August. In August, a new location, closer to Yellow Lake was introduced and appears to have been successful for most movie-goers. As usual, massive amount of popcorn and shave ice were consumed.

Summer wrapped up at the end of August with the annual Luau Pool party. The weather was perfect and fun was had by all. Over the course of the summer season, about 1,000 servings of shave ice were consumed from our friends at Kapeliela Shave Ice!

As fall came along, the Halloween Carnival was at Challenger Elementary again with music, games, and costume contests and of course, many, many pounds of Halloween treats.

Concluding the year was the Santa Pictures and Toys for Tots drive. Two large boxes of toys were donated to kids in need.

Volunteers are always needed for most Klahanie events. Volunteering in your community helps you meet new neighbors, satisfies community service requirements for schools and clubs, and is just plain fun! If you are interested in volunteering, contact events@klahanie.com

Did you know... photos from most of the Klahanie events are posted on our Shutterfly account at KlahanieEvents.Shutterfly.com



Launch of Klahanie HOA Benefits Program

For the past several months, the Association has been in discussions with businesses who are willing to provide special discounts on products and services to Klahanie homeowners. These discounts, both local and national would help reduce the expenses to maintain your home to our HOA standards.

This month we are introducing the initial program participants to you, more companies will be added in future months. The initial group include categories of house paint, roofing, flooring, fences, yard care, and exterior cleaning. Several of the selected companies have ads in this issue and all can be found on the Klahanie.com web site. The programs they offer are just for residents of Klahanie and are provided to you as a benefit of membership in the HOA.

The initial participants are:

Sherwin Williams Paint is including all interior or exterior paints or stains. The discounts range from 15% on brushes and equipment, up to 46% off the Duration line of paints. Presently this is only offered at the Pine Lake retail store, but soon will be expanded to other area SW stores.

Malarkey Roofing Products is providing a discount on both their Architectural Shingles, as well as the installation by one of their Emerald Premium roofing contractors.

DuChateau Flooring is offering manufacturers discounts on their full line of high-quality flooring products. They also offer discounted installation by Touchdown Flooring, an Issaquah based installation contractor.

Staepen Clean, provides a wide range of exterior cleaning services, patios, decks, fences, paint. They recently did all the power washing and chemical cleaning of the fences along Klahanie Blvd. and Drive. In addition, they build new cedar fences, repair and preserve the older ones, all with a

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substantial discount.

Golden Rule Lawn Care is the first company to offer a reduced cost to Klahanie families for consistent year-around yard care. Their price of \$80 (+tax) a month for the front yard is currently giving close to 200 families 26 visits a year for mowing, weeding, pruning and clean up. Back yard service is also available.

While their offers will vary, each

will provide you with a substantial savings for using their services. In the future, always check My HOA Benefits section on the web site for new participants in the program.

It is our intention to continue adding other categories of qualified, reliable companies and contractors to provide our residents with savings on products and services you need to maintain your homes.



Volunteer

to Help with the Klahanie Redevelopment

With any aging physical asset there comes a time when plans need to be developed to repair, renovate or replace that asset. For Klahanie we have two pool buildings, and an office, two swimming pools and multiple playing courts all of which need care or replacement as we move towards nearly four decades of community service.

The Board agreed this fall that it is time to start the debate and planning for making sure that the buildings, pools and amenities will last another four decades. They were also very committed to insuring that the vision and plans for the community should be in the hands of individual community members, not just left to the Board. This process of getting as many residents involved as possible, has proven to create plans that can be most easily embraced and supported by the largest number of community members.

Now is the ideal time to step forward and volunteer your time and expertise to plan the redevelopment of Klahanie.

The Board divided up this large and vital responsibility into three separate committees. Each will deal with one type of community asset, Buildings,

Swimming Pools, and Other Amenities. Each committee will have one Board member, up to seven community members and a staff member to support the process.

Those selected to be on the Buildings Committee will debate and decide such issues as:

- Should the pool buildings be just lightly remodeled or have extensive upgrades made (bath rooms are not currently ADA Complaint)
- Should the buildings have a second floor added to house a community Center or the office staff?
- If they go to two-floors what would be the cost of the remodel and the addition of an elevator?
- Where could the office go if not back into the same location?

Those on the Pools Committee will be discussing the vision for remodeling the two pools including:

- Should one or both pools be widened to add more swim lanes, or deepened to make diving safer?

- What is the appropriate balance between team and resident's pleasure use of the pools?
- Should one or both pools have some degree of permanent covering?
- What other type of pool side amenities could be added?

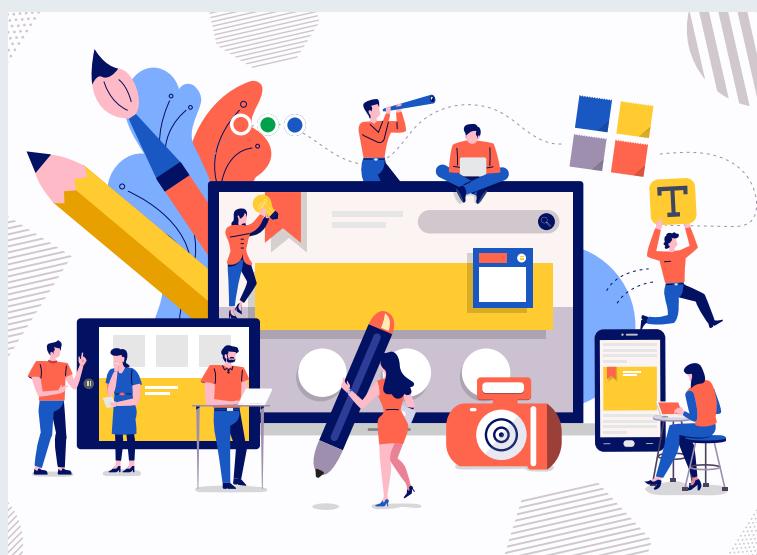
The Amenities Committee will be looking into such issues as:

- Should there be one or more covered tennis courts?
- Would covered picnic tables be appropriate in the parks and along the trails?
- What type of newer playground equipment should be installed
- Do we need more multi-use courts and should courts be reserved for use times?

Each committee is expected to make use of surveys to gather opinions on the options. They will meet regularly until they have a defined plan and then will present the plan for Board discussion and approval. Once approved, cost estimates will be gathered, discussed and shared to the Board. The final step will call for cooperative planning among the three committees to propose a budget and implementation plan to bring the plan to life.

These committees will be doing the most important work in the history of Klahanie to upgrade the experience of living here and insuring that the community is able to demonstrate the ability to bring the highest value for the resale of the homes, condos and townhouses.

To make all this happen, we need interested community members to volunteer to serve on one of the three committees. Please step forward today by sending an email to responses@klahanie.com to volunteer your expertise and interest in improving the entire community.





Pollinator Habitat

The Natural Areas Association of Klahanie (NAAK) has created a pollinator habitat adjacent to the Native Plant Demonstration Garden. This habitat provides a host of nectar producing native plants for the dwindling populations of humming birds, butterflies, bees, bats, moths and other pollinators. These pollinators, especially bees, are declining as a result of pesticides, loss of habitat, climate change and other causes. They play a vital role in flowering plant reproduction. Without the assistance of pollinators, most plants cannot produce fruits, nuts and vegetables.

Four hundred native plants of fifteen different species have been planted to provide both food and shelter. In addition, interpretive signs are posted to provide information about the importance of native plants for pollinators and their reproduction.

Presently, with the garden newly planted it is bare, but by spring we hope you will stop by the habitat and enjoy the beauty and diversity of the plants as they grow and attract our native pollinators and other wildlife.



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3rd Annual Klahanie Lunar New Year Festival

Don't miss out this year, it's a great family event that will delight and educate about Chinese traditions.

On Sunday, January 19, 2020, Klahanie will hold its third annual Chinese Festival at Challenger Elementary from 1 pm to 4:30 pm.

Traditionally, the Lunar New Year, or Chinese New Year, is a celebration of the beginning of a new year on the traditional Chinese calendar. It can consist of decorations, a traditional family meal, fireworks, and small gifts such as red envelopes containing money that are thought to bring good luck. 2020 is the Year of the Rat.

The Klahanie festival will have food, kid's activities, crafts and games. Performance groups will showcase traditional Chinese music, dance, stories, and martial arts. The International Martial Arts Lion Dance Team will be back again to excite and educate about the rich tradition! A group of volunteers is working very hard to organize this event, and without them it would not be possible!



A KHOA Benefit for Homeowners from **SHERWIN-WILLIAMS®**

Every homeowner in Klahanie is able to receive a substantial discount on all Sherwin Williams paints and supplies as a benefit of living here.

Indoor or exterior paints or stains are included, the sliding scale of the discounts ranging from 15% on brushes and equipment, and 30-50% off on all paint and stains.



Here is how the program works for you.

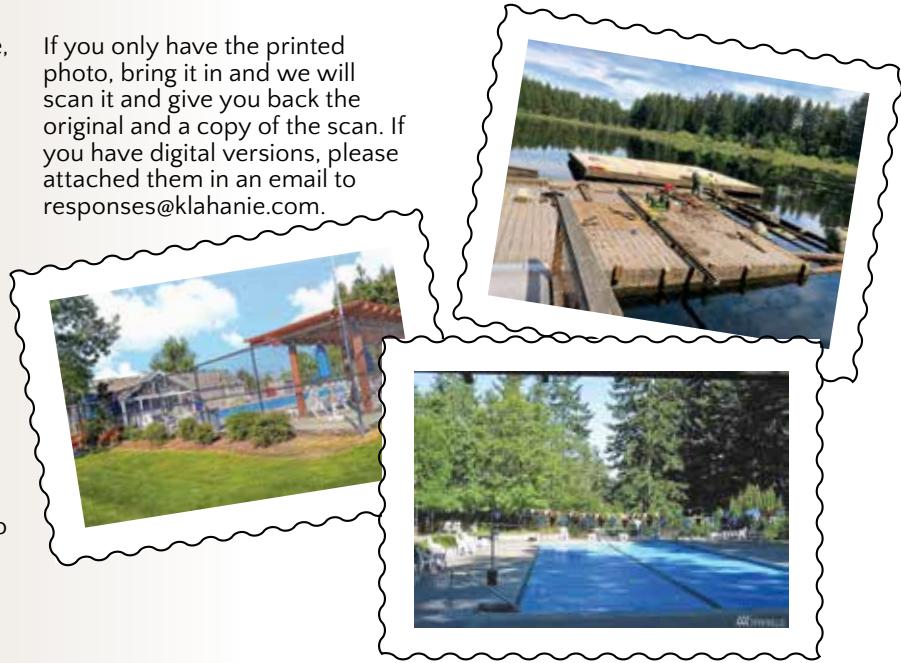
1. The paint/stain must be purchased at the Sherwin Williams store located at 3000 Issaquah Pine Lake road SE. You can also order on the phone by calling 425.313.0490
2. The discount is for Klahanie residents who mention our wholesale discount program- you may be asked to show your ID with a Klahanie address.
3. You pay for the paint and supplies you order just like any regular purchase.
4. If you have any questions, ask to speak with **Akeem Bell**, the store manager.

Please look for new information at the HOA Benefits section of the Klahanie web site.

Looking for *Old Photos* of Klahanie

In future editions of the magazine, we hope to do a series of articles on Klahanie from the start of development and compare to how the community looks today. If you have photos of the any of the early events for the 1980's and 90's we would love to receive some copies. Things like the first homes in Division One, the expansion of Klahanie Blvd, the construction of one of the pools or the addition of sidewalks, all of these would be appreciated. Our plan is to find the location of the old photos and then take a current photo to document the changes over the decades. Also if you have a photo of your home/yard when you first moved in, that too would make a create contrast photos with how it looks today.

If you only have the printed photo, bring it in and we will scan it and give you back the original and a copy of the scan. If you have digital versions, please attached them in an email to responses@klahanie.com.



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Events

KLAHANIE WINTER/SPRING 2020

COMMUNITY EVENTS

Sunday, January 19, 2020 1pm-4:30pm @ Challenger – Lunar New Year Festival

The Klahanie Lunar New Year is back for the 3rd year! Performance groups will perform traditional Chinese music, dance, stories and, martial arts. Also includes kid's activities, crafts and games. The International Martial Arts Lion Dance Team is back again this year and is always educational and exciting! This year is the Year of the Rat.



Saturday, March 14, 2020 11am-2pm @ Mountainview Park – Holi Celebration

Back for the second year is the Klahanie Holi Celebration. Join us for wonderful cultural food, music, activities, and the traditional celebration of colors! It's a great event for everyone!

Saturday, April 11th 9:30am-11am @ Mountain View Park – Klahanie Egg Hunt

Thousands of eggs will be hidden throughout the park. There will be three different age groups this year: 7 years old and up at 9:45am, 3-6 years old at 10am and 2 years old and under at 10:15am. Don't forget your baskets for all those eggs!

Don't forget your baskets!



Friday, Saturday and Sunday May 15th, 16th and 17th, 9am-4pm each day– Klahanie Community Garage Sales

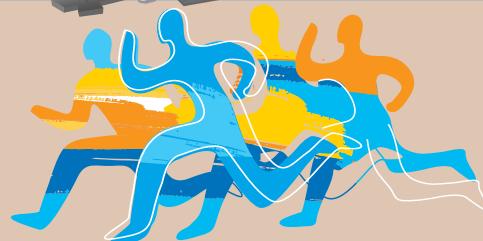
It's time for the big one! People come from all over to hunt for treasures at the annual Klahanie Community Garage Sales. Maps, descriptions of your items for sale, and signs will be provided by the HOA. Registration will begin in April.

Garage Sale!



Saturday, May 23rd 10am-2pm @ Lakeside Pool Parking Lot– Klahanie Electronics Recycle Event

Get rid of all unwanted electronics at the annual Klahanie Electronics Recycle Event. The final list of items that can and cannot be donated will be posted at www.Klahanie.com and on the Klahanie Facebook Page.



Saturday, June 13th 9am-12pm @ Lakeside Park – Klahanie 5K Fun Run and Picnic

Lace up your running shoes for the annual Klahanie 5K Fun Run and Picnic! The 5K course starts and ends at Lakeside Park and loops through the trails around Yellow Lake. Following the race there will be a family picnic with music, food, and prizes for the age group winners!

It Is Just Around The Corner!

2020 ↘



Are you or someone you know thinking of making a move in 2020?

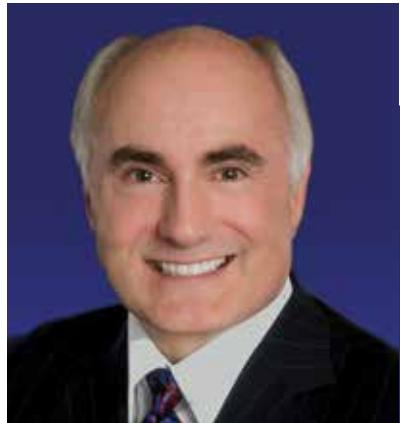
I would like to meet with you (free of charge) to help you with the correct things to do to your home and things that might not need to be done. This will help to achieve the very best position for you to sell your home in 2020.

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.

Thank you,
Bob



BOB RICHARDS

Your Klahanie Specialist Since 1985
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