

Klahanie *Living*

HOME OWNERS ASSOCIATION

ISSUE 2



May/June 2019

PAID
U.S. POSTAGE
FIRST STD
PERMIT NO. 32
Post Falls, ID

May Content

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Events page photos courtesy of
Gabriel Moore Photography, gmoorephotos@outlook.com,
425-391-6087

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Articles - this photo is part of
the 2019 Klahanie Chinese Festival event.





Spring— The time of renewal and grand possibilities

As the spring weather softens bringing forward the lush greens of the foliage and the bright bursts of flowers, it seems like anything and everything is possible. If this beauty can emerge following the wind, snow and rains, then each of us can make wonderful plans for our own lives and step forward with new intentions and energy.

This same new post-winter energy can be seen in Klahanie. The entire length of Klahanie Drive/ Blvd is in the process of a visual renewal.

- All the plantings have been pruned for ideal new growth
- For the first time in many years both sides of the street have received new mulch
- While overhead, we are working with PSE to install new LED street lights in a test area to evaluate expanding them to the entire area.
- All the fences facing the street are being power washed to remove dirt, grime, moss and peeling paint. By the end of summer three miles of fences will be freshly painted and match in color from one end of Klahanie to the other
- We now have over 300 families enrolled in the yard maintenance program, improving the appearance of their properties
- New cultural events have taken place with more in the planning stages
- For the first time, every 3rd grade child in Klahanie has been invited to enroll in a free set of classes to teach them to swim.

Yes, spring does bring much renewal and new possibilities, just take a look around Klahanie.

Fred Nystrom

*The official publication of the
KLAHANIE HOMEOWNER'S ASSOCIATION*
4210 244TH PL. SE | SAMMAMISH, WA 98029
P: 425.392.4663
WWW.KLAHANIE.COM

CREATIVE GRAPHICS AND PRODUCTION ART
BY LIN STEIMEL | CUSTOM SERVICES
425-774-1457



ASSOCIATION DIRECTOR

Fred Nystrom



CERTIFIED RESIDENTIAL SPECIALIST
MANAGING BROKER
MARKETPLACE SOTHEBY'S
INTERNATIONAL REALTY

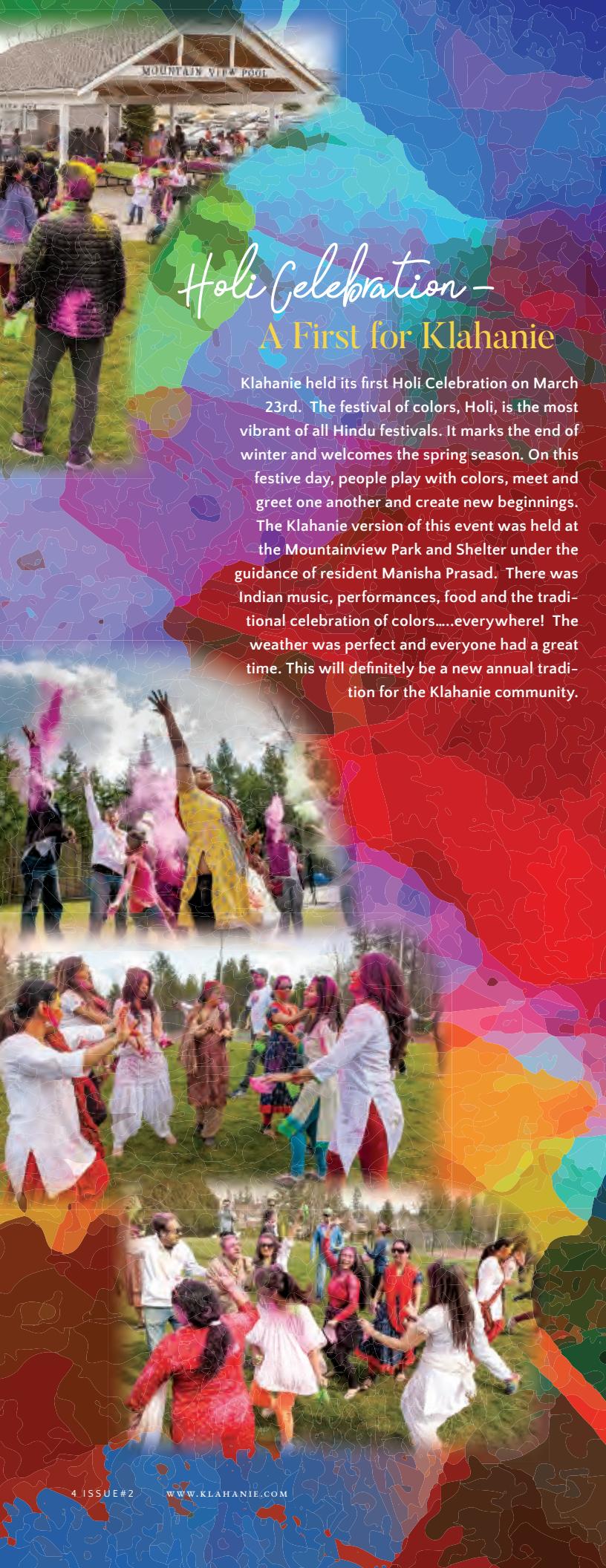
Linda Head

Linda Head has worked in the real estate business for more than forty years, helping her clients through the often challenging process of buying or selling a home.



Jeff Skierka
Reflections Landscape
& Construction

Owes 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!



Holi Celebration – A First for Klahanie

Klahanie held its first Holi Celebration on March 23rd. The festival of colors, Holi, is the most vibrant of all Hindu festivals. It marks the end of winter and welcomes the spring season. On this festive day, people play with colors, meet and greet one another and create new beginnings. The Klahanie version of this event was held at the Mountainview Park and Shelter under the guidance of resident Manisha Prasad. There was Indian music, performances, food and the traditional celebration of colors....everywhere! The weather was perfect and everyone had a great time. This will definitely be a new annual tradition for the Klahanie community.



2nd Annual – Chinese Festival

On Sunday, March 3rd, 2019, Klahanie held its second annual Chinese Festival at Challenger Elementary. The festival was originally planned for closer to the actual Lunar New Year on February 5th, but unfortunately Mother Nature did not get the memo and snow caused the event to be rescheduled to March.

Traditionally, the Chinese New Year, or Lunar New year, is a celebration of the beginning of a new year. 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. 2019 is the Year of the Pig.

The Klahanie festival had all those things, minus the fireworks, thanks to great planning by Kate Tang, Li Liu, Dandan Chen and their friends! There was food, kid's activities, crafts and games. Performance groups showcased traditional Chinese music, dance, stories and martial arts. The grand finale was a performance by the International Martial Arts Lion Dance Team! A group of volunteers worked very hard to organize this event, and without them it would not have been as successful or even possible!



Klahanie 2019 Board Members

Results from the Annual Meeting and Board Retreat

During the Annual meeting for all members of the Klahanie Association, held in March, the results from the recent Board of Directors balloting were announced. Justin Hutchings and Rob Young were reelected to serve another three year term.

During the open discussions the nominating process was questioned and will be evaluated by an ad hoc committee with suggestions for improvement.

During the Board Retreat held a few weeks after the Annual Meeting, the board members voted to elect the board officers as shown on the adjoining chart.

Another significant change approved at the retreat is the restructuring of the main HOA planning times and business meetings during the year to increase efficiency. The HOA has long operated on a calendar year. From this point forward the year's events are being shifted so that planning comes before the setting of the budget, to allow for quicker funding of new projects. The elections for Board positions will take place in the fall and culminate at the Annual meeting which has been moved to early January.

This means that in 2019 the board will have a second retreat. This will provide two months to research any financial implications of newly approved

projects before the required Budget Ratification vote in November.

The Board elections will begin with a training session in October and the campaign will run until the Annual Meeting in early January. Now the new board members will have the knowledge of the budget and be ready to assume their duties in time for the January Board meeting.

With board terms beginning and ending in January as opposed to March, the two board members with expiring terms currently set for 2020 will have their final term shortened by three months.

CHRIS HUMBERSON President
ROB YOUNG Vice President
SARA LANIS Secretary
JUSTIN HUTCHINGS Treasurer
JEAN ANN AGUIRRE Member
CONNIE WAN Member
DON STEPHANINAN Member

Committees

- COMMUNICATIONS
- BUILDING AND SPECIAL PROJECTS
- ACC
- FINE
- SOCIAL
- COMMUNICATIONS



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Solving the High Costs of Paint

A New KHOA Benefit for Homeowners

Effective this month, every homeowner in Klahanie will qualify for a substantial discount on all Sherwin Williams paints and supplies. The KHOA has created a wholesale contract with Sherwin to be able to pass along our discount to all Klahanie residents, as a benefit of living here.

Indoor or exterior paints or stains are included, the sliding scale of the discounts ranging from 15% off on brushes and equipment, 49% off on the SuperPaint line; 46% off on the Duration line and 38% off on the premium Emerald line of paints.

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.

This new benefit will help to take some of the pain out of painting.



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10-YEAR WARRANTY GUYS

THE *Importance* OF CURB APPEAL

Improvements to Klahanie Blvd.

By Michael Shane, Director of Compliance

First impressions count! The first thing a prospective owner sees when entering a property is the exterior grounds. If plants are overgrown, it ages the look of the property. If the mulch isn't fresh, the property looks tired. Services such as adding seasonal color offer not only a bright and welcoming feel to the grounds, but also show that the property is well cared for and that there is ongoing attention paid to it.

When it comes to value of a home for sale, research conducted by Community Association Institute, shows the impact of seasonal color, fresh mulch, renovated lawns and attractive fences translates to a higher sales price. Survey results show that these renovations result in increased property value in the range of 10%.

The Klahanie HOA has always supported the importance of landscaping and home improvements throughout all neighborhoods and homes. This includes maintenance of front yards, shrubs, lawns, tree removal and house painting. Collectively this is all "curb appeal", and it has

a real impact on home values.

To underscore this importance, the Klahanie HOA has begun work on a major project to improve the appearance of Klahanie Boulevard. The project includes pruning all shrubs, adding fresh mulch, fence repairs and painting. We are also considering updating the fence color so that it will not easily show dirt and mildew. All homes which have fences and back to Klahanie Drive or Klahanie Boulevard are included in this program. This initiative was approved by the Board of Directors at the March meeting.

To save homeowners money and time, the HOA has approved a three-phase process that will be ongoing throughout the spring and summer months.

Phase 1: Pressure clean fences to remove mildew, dirt, loose paint and other debris.

Phase 2: Repair or replace boards and wood rot that was discovered during cleaning.

Phase 3: Complete prep work (caulking, brushing, priming)

and start painting.

To complete this process in a timely manner before the summer season ends, the Association has contracted with reliable vendors who can complete minor fence maintenance for homeowners and paint at a reduced painting cost of about 50% of retail prices. As an additional convenience to homeowners that have repaired or added a new fence within the last 6–8 months, and the HOA office has an approved Architecture Control Committee application for that project, you are exempt from any cost of this program. For homeowners that need major fence repair or replacement, we can recommend contractors to work with at market prices.

When this initiative is completed, Klahanie Boulevard will have an upgraded appearance and the painting should last for up to seven years. The combined investment made in this project by the Association and homeowners will have numerous benefits, and those benefits start accumulating immediately.





Welcome to the Klahanie Pools

Steffi Reuter, Director of Aquatics

Klahanie's two pools, Mountain View and Lakeside are unmatched by any other community in Eastern King County. The pools provide residents a place to relax, play during their free time, swim for a team, meet other residents and pursue one of the healthiest ways to exercise and improve their fitness.

The KHOA covers the costs of the pools through assessment income and private rentals. During the year we rent the pool time to Issaquah and Skyline High School swim teams for their practices.

With two pools it is our goal to have all residents use the pools each year and become a community with safe swimmers at every age.

Our monthly Pool schedule gives adult lap swimmers, kids and families during guarded open swim and the Swim teams pool space.

Our aquatic program offers high quality Swim lessons for all ages. We are working on extending the aquatic program to reach more people of our community.

Here what is currently running and what is coming soon to our Pools:

Free 3rd Grade Swim lessons for Klahanie kids:

A new program that teaches our 3rd Grade kids basic lifesaving swimming skills started at the beginning of May. We plan to do this every spring so that soon all children will be safe in and around the water.

The class consists of seven free lessons. Kids in 3rd Grade are more likely to succeed during the seven lessons than younger kids will do.

Summer swim lessons:

You don't want to miss the June 10th registration date for our popular summer swim programs. These courses run from Monday

thru Thursday for two weeks each session starting on July 1st. Register on the Klahanie web site at Living in Klahanie/ Pool Information

Separate classes are offered at both Pools for Preschoolers (3-5 years old); beginners/ intermediate and advanced kids over six years old and for adults.

Private lessons:

You can schedule private lessons by email at swimlessons@klahanie.com for \$ 120 for four lessons. Only Instructors from our Klahanie Pool Staff are eligible to teach in our Pools.

Klahanie Sharks Swim team:

The Klahanie Sharks season starts at the beginning of May and runs through July. The Sharks field a team of 200+ swimmers and are open to Klahanie residents only. For information and registration go directly to their website: www.klahanieswimteam.org



Changes to Regulations for Recreational Vehicles, Trailers, Boats and Commercial Vehicles

Periodically portions of the Governing documents are reexamined to make sure they remain current and reflect the community values. In past years there have been several questions raised about the intent of Rules & Regulation Section 4.6 regarding the parking or storage of these types of vehicles. At the March 26, 2019 Board meeting the Directors voted to clarify these rules. Here are the clarifications:

1. Manufactured car covers may be used to only store automobiles (for example a car or truck) in the driveway if the automobile is licensed and in good running order.
2. Recreational vehicles, boats, temporary storage units and trailers cannot be stored in driveways under this policy, even if they are covered.
3. Commercial vehicles or vehicles related to a commercial enterprise shall not be stored on any homeowner's property or common property within Klahanie, except as provided by the CC&Rs, Article 6."

This clarification does not affect short term parking of vehicles, as defined as 48-hours cumulative over a calendar week. It only applies to longer term storing of vehicles. The exact wording of the rule change follows:

"Manufactured car covers may be used to only store automobiles (for example a

car or truck) in the driveway if the automobile is licensed and in good running order, and the manufactured car cover must be made to fit the vehicle, and kept in a clean and well-maintained condition, and be light in color. Noncompliance will result in a request to move the vehicle from sight of the street or replacement of the manufactured car cover. Recreational vehicles, boats, temporary storage units and trailers cannot be stored in driveways under this policy. Commercial vehicles or vehicles related to a commercial enterprise shall not be stored on any homeowner's property or common property within Klahanie, except as provided by the CC&Rs, Article 6."

Please call the Compliance Director if you have any questions.



Remodel

A Masterful Backyard Makeover ... Making every inch count



JOHN AND SHIRLEY MURPHY
JEFF AND MONICA SKIERKA



When Klahanie residents, John and Shirley Murphy decided that they wanted to be able to make the most of their small backyard, space management was critical to making all of their goals a reality.

Their goals included:

1. Covered patio area
2. Fire and water features
3. Putting green
4. A large entertaining capacity
5. Low maintenance
6. Make all elements flow and connect to the home and surroundings

With those pieces of the puzzle established, and through a series of design meetings with John and Shirley we were able to make it all happen!

The backyard had a hill side that sloped into the home and by

choosing to make the retaining wall approximately 18" in height it gave us a sitting bench that spanned the whole back yard.

Wanting both a fire feature that they could sit around and also having a water feature, we decided to combine both into the same space and were also able to make the fire aspect a surprise until the gas was lit. Having it be gas also kept it clean and usable 12 months of the year. This double feature was also placed to be the centerpiece of the entire backyard to take advantage of the views from inside the home as well

The roof structure was designed to look like it always had been part of the house design. This was the critical piece to enable the Murphy's to enjoy their outdoor space throughout the year.

The final piece of the puzzle was the putting green. By going with a synthetic putting green our surface

always stays dry enough that when not putting, it serves as a soft carpet and the maintenance is zero.

This final design allowed for entertaining capacity of over 1,000 sq. ft. with very little need for seating with the retaining wall acting as built in seats.

The Murphy's love their new outdoor space and related "Not many people can say that working with their contractor is a complete joy from the beginning to end of a project. After working with Jeff and his team, John and I absolutely can. Jeff's vision for our yard was better than we could have imagined ourselves. He listened to our wish list of things we were looking for in our yard. He then added his creativity and developed a working plan. Now we have an oasis that we use every day. The new backyard has become the favorite room in the Murphy household."





THE Pea Patch

The Klahanie Homeowner's Association and the existing independent Pea Patch organization have agreed to work together to expand and support the pea patch organization. The Pea Patch is now chartered under the KHOA as a committee.

This change brings with it the support of Association resources which will include refurbishing the garden infrastructure and the addition of new gardening resources. The Klahanie Community Pea Patch is comprised of 27 garden plots. The approximately 10'by20' plots rent for \$50.00 each and are available for the 2019 gardening season, through October 31st. Plots will become available for rent each year at the club's annual meeting in March.



The Klahanie Pea Patch Committee (KPPC) was established for Klahanie homeowners who wish to rent an organic garden plot in the Klahanie Community Pea Patch for the purpose of growing seasonal vegetables and annual flowers for family use.

KPPC hosts four meetings during the gardening year. Participation in at least one of the meetings, either in person or by proxy, is required to be a Committee member in good standing. KPPC offers member assistance with plot layout, soil amendments, suggested vegetables and flowers for Northwest climates, and sources for seeds and starts. Master Gardeners, Seattle Tilth and other gardening experts will offer their expertise during the club's meetings, Spring (Annual), Summer, Fall and Winter.

For Additional information, please contact:

- **Marjorie Linda-James**, Interim Committee Chair, Klahanie Pea Patch Club marjoriejames@live.com

- **Lori Goerlitz**, Interim Secretary/Treasurer, Klahanie Pea Patch Club goerlitz@comcast.net



The Birth of a Novel New Gathering Spot

*Steve Durr
Klahanie Maintenance Manager*

There is an old proverb that it is an "ill wind that blows no one any good."

The January wind storm that caused so much damage throughout the greater community, came very close to being that ill wind. With multiple large trees blown over, the pool cover ripped to shreds and debris everywhere, the good from the wind was a challenge to find. But it did surface!

While walking the trails the week after the storm, resident Don Stephanian was concerned that the large fallen trees would end up as waste. From his musings came the idea to harvest some of the tree rounds and create a new gathering spot.

Don approached the Association with the idea of creating a new area in Lakeside Park made entirely of wood from a fallen tree. Once approved, my maintenance assistant Michael Theiling and I joined him in creating the new stump seating area. We spent an entire day preparing the site, and hauling in rocks to form a base before we tackled the lumberjack work. We chain sawed off sections of the trunk to be seats and a table then sawed longer sections to work as benches.

The strenuous day was immediately rewarded when a passing family walked up, sat down and had the first picnic in what we refer to as the Klahanie Stumps. I hope that you too will



come by and give the new seating area your personal endorsement.

When the wood has a chance to dry out, we will be adding some stain and preservative. If you see other areas where another stump seating could be constructed, please let me know at maintenance@klahanie.com.

More Bench seating is on the way. Michael and I are assembling eight new benches that will soon be installed at courts and parks throughout Klahanie. This new seating is a project conceived and funded by the Building and Special Project Committee.



Tankless Water Heaters

THE STANDARD IN EUROPE IS RAPIDLY BECOMING A HOT ITEM IN KLAHANIE HOMES

*Linda Head, Managing Broker
MARKETPLACE SOTHEBY'S INTERNATIONAL REALTY*

Most homes in Klahanie are nearing the 30 year old mark. This means that owners have replaced their large and bulky hot water heater two to three times. The next time this old technology appliance is once again ready for replacement—Don't Do It!

Instead move up to new technology and replace the old hot water heater with the new energy saving tank-less water heating systems. The tank-less water heaters do not store hot water, rather they heat water upon demand. This "demand" is sensed by the flow when hot water is called for. Since there is no tank to run out of hot water, the tank-less heaters provide "endless hot water" keeping everyone happy—even when you have a large family with lots of kids or visiting relatives who languish in the shower.

Save Energy/ Save Space

Tank-less water heaters operate with natural gas, propane or electricity and can result in energy savings up to 40% a month after month. The savings are made possible by eliminating the need to keep water hot while waiting for it to be needed. When the demand for hot water ceases (no water flow) the tank-less unit shuts down and no energy is used.

Since there is no large storage tank, space savings is also much appreciated. Typical installations locate the tank-less system on a wall allowing better use of valuable square footage once occupied by the bulky hot water heater. The units can also be installed on exterior walls

Tank-less systems typically cost more than conventional water heaters but this one-time expense is quickly offset by the monthly savings on your utility bills. Tank-less systems last two to three times longer than hot water tanks and are easy for homeowners to maintain. Homes with the tank-less water heating systems installed sell for 4% more.

Getting It Right

As in any home improvement project, it is important to work with experts to avoid common mistakes.

With tank-less systems power supply and proper venting are critical. If you use natural gas, have the gas meter and piping checked to make certain they can supply the increased flow in combination with other gas consuming devices such as furnaces, ranges or fireplaces.

Once installed, you can relax because now, the last person in line to use the shower or bath will have all the hot water they desire.

Update

Bonneville Power, Gas Line Easement and Klahanie Park Updates

Klahanie will soon be effected by three outside organizations, each of which will likely have a significant impact on our community.



Bonneville Power (BPA)

Long before anyone moved into Klahanie, the land was bisected by the high towers carrying the transmission lines for the BPA. For the prior 50+ years the

local utility Puget Sound Energy (PSE) had a contract with BPA to maintain the right-of-way for the lines through much of King County. This entailed keeping the land clear of all but low plant growth and cutting back taller trees as they began to encroach on the setbacks for the powerlines. As Klahanie grew, the property owners along the easement adapted to the PSE setbacks, not realizing that the published BPA set backs were wider than what PSE was enforcing.

During the past month, we learned that PSE has given up the maintenance under the lines and BPA is stepping back in to reestablish their legal right-of-way. Historically PSE cleared a swath that was 36 feet on either side of the center power line, it is BPA's published intent to clear out to 62.5 feet on either side. BPA also endorses the use of herbicides to kill plants below the lines, including as close as 35 feet from water sources. It is assumed that BPA is acting partly in response to the fires in California reportedly caused by power lines.



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Williams Natural Gas Pipeline

The buried steel pipeline crosses through Klahanie from the north by first traversing Klahanie Park, it comes past the office under Lakeside Park and exits Klahanie along the edge of Division #1. The Williams District Manager tells us that they now use helicopters to overfly the length of the pipeline using special equipment to detect any trace amount of escaping gas. To accomplish their fly over successfully, they must be able

May/June Events

IN KLAHANIE

SATURDAY, June 8th 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! Food this year will feature Subway Sandwiches, Kapeliela Shave Ice and the Rain City Hot Dog Food Truck!

SATURDAY, June 29th 9:30am-12pm – Klahanie Independence Day Parade

Decorate yourselves, bikes, scooters, kids and pets and march or ride down Klahanie Blvd from Challenger to Lakeside Park for an Independence Day celebration with music, games, contests, Hawaiian Shave Ice and family fun!



SATURDAY, July 13th, 2019 7:45Pm-10:00pm – Summer Movies In The Park

The first of two outdoor movie nights at Lakeside Park. Bring your blankets, chairs and picnic if desired and watch movies under the stars of Klahanie! Free Shave ice, popcorn and drinks. Check Klahanie.com or Facebook site for movies title soon!

WEDNESDAY, July 24th, 7:00pm-9:00pm – Outdoor Concert at Lakeside Pool

Local band The Soul Proprietors will be rockin' the "stage" aka Pergola at the Lakeside Pool. This is a brand new event for Klahanie so check the Klahanie Website and Facebook Page often for emerging details.



SATURDAY, August 17th, 2019, 7:45pm-10:00pm – Summer Movies in the Park

The last of two outdoor movie nights at Lakeside Park. Bring your blankets, chairs and picnic if desired and watch movies under the stars of Klahanie! Free Shave Ice, popcorn and drinks. Check Klahanie.com and the Klahanie Facebook page for movie titles soon!

SATURDAY, August 24th, 2019 11:00am-2:00pm – End of Summer Luau and Pool Party at Lakeside Pool

Enjoy the waning days of summer with our annual Luau and Pool Party. Featuring music by DJ Steve Rivera. Dress up in your best Hawaiian attire with contests and games and general pool party fun. With free Hawaiian Shave Ice and Subway Sandwiches.



IN THE WIDER COMMUNITY

SAMMAMISH WALKS

Once a month from April to October, you can join with local guides to walk through parks in Sammamish. Learn about local plants and wildlife and sneak in a little exercise along the way.



ISSAQAH AND SAMMAMISH FARMER'S MARKETS

Both communities have robust markets each week from May to September. Issaquah is at Pickering Barn, across the street from Costco on Saturdays. Sammamish takes place in the City Hall Plaza on Wednesdays from 4pm to 8pm.

to view to the route of the pipeline without trees blocking their view. This means that their crews will be coming through Klahanie and trimming or removing obstructing trees.



Klahanie Park

While located within Klahanie, the

park is now owned and managed by the City of Sammamish, who is involved in a study of all their park areas. Following meetings and focus groups in March, the Parks Department and their consultants will be issuing a draft development plan, which will include how they want to "develop" Klahanie Park. The concern is that most municipal Park Departments are under lots of pressure from youth and adult team

sports. This pressure often leads to maximizing the use of limited park space. Typically, they call for artificial turf so the fields can be used year-around as well as high intensity lights for night games.

Once we become aware of the City's intention for Klahanie Park, we will communicate this with you and if necessary, plan a unified response. Stay tuned.



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E-MAIL: LINDA.HEAD@SOTHEBYSREALTY.COM