



YELLOW LAKE 2018

Klahanie Living

Winter 2018

IN THIS ISSUE

From the Community Manager

Happy New Year everyone! I am very proud to be part of such an amazing community. 2017 was another successful year for Klahanie! We ratified the 2018 budget and were able to complete most of the reserve projects. We also repainted both the exterior and interior of Mountain View, and it looks fantastic. Many of the diseased birch trees along the entrances and boulevard were removed and replanted with native flowering trees that will bloom and be a beautiful addition on the community. We resurfaced the Summit Park courts as well as the perimeter trail along Issaquah Fall City Rd making it safer and pedestrian friendly. Another aesthetic upgrade that we tackled was traffic island refurbishment throughout the community. The fence and light at the Mountain View pickle ball court was repaired. We have a new Building Improvements and Special Projects Committee that is up and running and they are hard at work looking into ideas on how to make Klahanie even better.

A big project up next for 2018 is the repair of the Yellow Lake Dock. This will make the dock safer and more useable for the community. We're almost done with the rewrites for the Governing Documents. Once they are

approved, they will be sent out to each homeowner.

In 2018, the assessments will be the same at \$150 per quarter. Payments are made quarterly in the months of January, April, July, and October. Make sure to sign up for Automatic Withdrawal.

There will be many community social events this year and we hope to see everyone out enjoying and taking part. We are always looking for volunteers! Make sure you request a login to the Klahanie.com website and add your email so you can stay current on all the latest Klahanie news.

Please feel free to contact the HOA office with any questions or concerns. We are looking forward to another successful year for our beautiful community!

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Meet the Klahanie Staff

LeeAnn Stephens, Community Manager

I took over as the Klahanie Community Manager in July 2017. I have been with Klahanie since 2014 where I was the Community Relations Coordinator- handling compliance and ACC related matters as well as being involved in many other aspects of the Association. I am very familiar with Klahanie and the surrounding area. I grew up in the Lancaster Park neighborhood of Klahanie. I went to Challenger Elementary, Pine Lake Middle and then to Beaver Lake Middle when it was built. I am eager to lead Klahanie into the next chapter of growth and success.

Kim Prentice, Assistant Community Manager

I am the Assistant Community Manager for the Klahanie Association. My job consists of doing the accounting for the Association. I manage all the monthly and yearly finances, taxes, budget, etc. I am also the right hand to the Klahanie Association Community Manager, LeeAnn Stephens.

I have lived in Western WA for over 10 years and have worked at the Klahanie Association for almost 4 years. I love the people I work with and what I do!! I have 2 beautiful daughters and a wonderful husband who enjoy attending Klahanie events with me when they are able. I look forward to what 2018 will bring for the Klahanie Association!

Neill Mathes, Aquatics Director

I'm the Director of Aquatics for Klahanie Association. I moved from the Southwest Florida area to Washington State in August of 2015. My wife, Kim and I have three boys ages 4 months, 6 yrs and 12 yrs. I originally started in Aquatics in the summer of 1997 as a Lifeguard/Swim instructor for Lee County, FL Parks and Recreation Division. I'm also a huge sports fan and enjoy attending Huskies and Mariners games each season.

Steve Durr, Maintenance Manager

I am the Klahanie Maintenance Manager, and will have been with Klahanie for 10 years this coming June. Very familiar with this area, as I grew up in the Pine Lake area and attended Issaquah High School, back when they were the Indians. I studied Environmental Science at what was Bellevue Community College. I've been married 7 yrs, and have a 3-yr old daughter, Riley, who I like to bring here to play on the playgrounds, walk the trails, and have fun at the community events. I'm a certified Playground Safety Inspector as well as a certified Pool Operator. Before working here, I've worked some interesting jobs, such as an employee for INS/ICE at the Government in Seattle, and as an Assistant Funeral Director in Renton. When not tackling the struggles of potty-training a 3-yr old, my family and I love to go camping in the Olympic Peninsula, and Ocean Shores areas. Ride the Ferries to Orcas Island. As well as attend Renaissance Fairs, and Comic Cons. If you see me out in the community, feel free to hit me up on any and all topics of conversation ranging from Star Wars movies, to Seahawks football!

Michael Theiling, Maintenance Technician

My name is Michael Theiling. I have been a maintenance technician at Klahanie Association as of April 2017. Washington has become my new home since working two winters at a ski resort in Colorado. I grew up in Georgia and have family there and in South Carolina. Currently I am a part time online student at a university in Georgia studying supply-chain management. I am always looking for an excuse to get outside. Some activities I like to do are snowboarding, mountain biking, hiking and camping.

Lindsay Christiansen, Front Desk Admin

I joined Klahanie Association in March of last year. With a corporate background, I welcomed the path change that brought me to Klahanie. I was raised in a military family so we moved quite often - living abroad and within the United States. I have a son, four grandchildren, and two poodles. While it's hard for me to sit still, I stay busy with interests that range from exercise and horseback riding to natural herbs and screenwriting. My husband and I are always thrilled whenever we can carve out time to watch a rugby game together.

Linda Costa, Events Coordinator

I joined Klahanie in June 2017. I have a 30 year background in Project and Event Management. I was born and raised in Washington and have lived in Snohomish with my family for almost 30 years. I have 2 grown children and a mini farm filled with dogs, goats and horses. I am looking forward to growing all the fun social events that Klahanie offers!



Community Corner

Are you selling your home or condo in Klahanie??

It is required that All Klahanie property sales MUST order a Resale Demand/Certificate to ensure proper transfer of ownership. These orders must be placed through condocerts.com. This should always be done before the close of the property.

For all sales, please order the Full Resale Demand Package. ***For ALL Condo/Townhomes in Klahanie, it is required that 2 separate Resale Demands be ordered. One for the Condo/Sub Association AND one for the Master Association.*** Both of these Demands MUST be ordered or the transfer of ownership will NOT take place.

Please don't hesitate to call us should you have any trouble or questions regarding this. Our phone number is 425-392-4663.

Did you know? WE OFFER ACH DIRECT DEBIT!!!

If you would like to enroll in ACH direct debit, please complete the ACH Authorization form found on our website. Go to klahanie.com. "Go to Living in Klahanie" then "Resource Center", on the right side look for "Forms". Located near the bottom of the page you will find the ACH Authorization form, complete and send it to the address listed on the form. You can also email it to accounting@klahanie.com. Remember to attach your voided check!

Feel free to reach out at anytime if you have questions regarding this at 425-392-4663 or email, accounting@klahanie.com

Good to Know – ACC and Compliance

The Klahanie Staff sends a big thank you to all the wonderful Klahanie Homeowners for your continual cooperation and effort to keep Klahanie looking great!

With the beginning of a new year, now is a great time for homeowners to re-familiarize themselves with the Klahanie Rules and Regulations and ACC Guidelines.

- Please remember that in order to keep the community looking great and safe, it is the responsibility of each Klahanie homeowner to maintain their lawn, garden, house exterior and fences on a regular basis. Leaves and tree needles need to be cleaned continually. Refer to [4.13 Homeowners Maintenance Responsibilities](#) in the Rules and Regulations.
- There are many maintenance issues that often get overlooked, so in addition, make sure to clean moss off of driveways and walkways; clean gutters, siding; and trim trees and shrubs. Fences should be cleaned of dirt and moss and kept in good condition, especially fences along Klahanie Blvd. If your fence is rotting, leaning, missing boards, has fallen down, or needs to be repainted, then a fence replacement may be

needed. An ACC application is required for all fence replacements.

- Take time to evaluate the condition of your lawn and begin preparing it for the spring. If there are bare patches, the lawn is full of weeds, or the lawn is dead, then the lawn will need to be reseeded or new sod put down so the lawn is in full compliance. There are great examples of compliant lawns and gardens on Klahanie.com/ResourceCenter, right side under "Rules and Regs". There is even a handy lawn care tip sheet.
- There has been an abundance of visible trash containers. [4.9 Trash of the Klahanie Rules and Regulations](#) states that "All trash, garbage, recycling and yard waste shall be kept in suitable covered containers, and shall be stored so that no portion of these containers is in view from the streets within Klahanie, except after Noon (12pm) of the day prior to collection day and removed from sight by the end of trash collection day."
- Did you know that most exterior projects in Klahanie require an ACC application? Some projects that many homeowners may not know need an ACC Application are (but not limited to) garage door replacements, tree removals, gutter replacement, front door replacements, satellite dishes, security cameras and window replacements. If you are unsure if an application is required, please refer to the ACC Guidelines or call the office for more information.

The HOA office is available to answer any questions you may have regarding when an ACC Application is needed, clarifying the Rules and Regulations and the ACC Guidelines. Please don't hesitate to ask!

Sheriff's Update

Did you know The Klahanie Association pays for extra police patrols ?

Safety Tips

Everyone wants a safe place to call home, and our association strives to make all residents feel secure. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down. Thankfully, taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of the association.

Know Your Neighbors. And not just the neighbors on your block, but also the neighbors from all parts of the association. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs) here. Talking with your neighbors will also give you the chance to find out if there have noticed any crimes or suspicious activity in the association recently so that you can be on the lookout as well.

Leave the Light On. A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night, even when you're out of town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the association that are burnt out, please let the office know as soon as possible so that we can replace them for everyone's safety.

Lock Up. If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if they're on the ground floor.

Put on Your Walking Shoes. Taking a stroll around Klahanie isn't just good exercise. You can casually patrol the community for anything suspicious or usual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when more residents regularly walk around the association, it can help scare off hooligans who are afraid of getting caught in the act.

Clean It Up. Picking up litter, removing graffiti and keeping trees, bushes and lawns trimmed not only makes the association look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible and involved people to move to the association.

See Something, Say Something. If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify the Klahanie office and the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the police on their non-emergency line at 425-296-3311. We all have a responsibility to our community to help keep it safe, and incorporating even a few of these tips can go a long way. Do your part to make our association a place you're happy to call home.

Board of Directors

Annual Meeting

The 2018 Annual meeting will be held on March 6, 2018 at Beaver Lake Middle School, located at 25025 SE 32nd St. Ballots for the election will be mailed out soon. Don't forget to turn in your vote!

2018 Meeting Schedule

All meetings are held at the Klahanie HOA office at 7pm.

January 30	February 27
March 27	April 24
May 29	June 26
July 31	August 28
September 25	October 30
November 27	December TBD

Minutes from all Board meetings are posted at https://www.klahanie.com//sub_category_list.asp?category=9&title=Board+Meeting+Minutes/Agendas

Board Committees need YOU!

This is Rob Young, Chair of the Communication and Social Committee's and we have an ask!

All the committees we have in Klahanie offer an opportunity to participate and enjoy the community spirit of our Home Owner's Association, which is only there for our benefit while owning and living in the Klahanie Community. Volunteers are needed in our Social, Communications, Fine, Architectural Control and Special Projects Committees. The best way to share your ideas, goals, projects, and thoughts and get communication from your neighbors, is to be a part of a committee that interests you and you would be a good fit for. Contact the office to begin a great journey with your HOA!

Neighborhood Watch

"Crime" is...

"Any action, prohibited by law, that is injurious to a person, his/her property, the community or the state."

Higher crime rates cause a **DECREASE** in...

Personal safety, friendliness, satisfaction & contentment, Human interaction, Property values.

Klahanie enjoys...

1200 acres with 300 acres of open/wilderness space,
A population of over 10,000 adults, teenagers and children,
A very **LOW CRIME RATE**.

NEIGHBORHOOD WATCH (NW) & EMERGENCY PREPAREDNESS (EP) will help us maintain these vital assets when **YOU**...

Start (NW) & (EP) in your neighborhood.

(NW) & (EP) can begin with 3 simple steps.

Contact George Gilchrist, the NW/EP coordinator for Klahanie at georgegilchrist@gmail.com or 510-207-6972.

He will provide invitations for you to invite your neighbors to a **NEIGHBORHOOD WATCH** welcome Event in one of your homes.

There, you and your neighbors will learn about (NW/EP), meet each other, exchange addresses, phone numbers and email addresses.

Participants will receive a directory of their participating neighbors which...

Increases neighborliness/friendliness and is...

Essential in an emergency!

Emergency Preparedness

Did you know the City of Sammamish has a wealth of information about Emergency and Disaster preparedness on their website? Go to:

<https://www.sammamish.us/government/departments/emergency-management/preparedness-resources/>

RESOURCE LINKS

Did you know there are great community resources on our Klahanie website? Go to the Klahanie website at <https://www.klahanie.com//hotlinks/main.asp> and get information on emergency preparedness, road work, cities of Sammamish and Issaquah and MUCH more !



Pools, Parks and Trails

Pools

Winter Swim Conditioning
Schedule: *Schedule is subject to change

The Program will run Monday, February 19th, 2018 through Wednesday, April 4th, 2018. Swim practices will be held every Monday and Wednesday evenings from 7:00 pm-8:30 pm at the Lakeside Pool (with Bubble).

Course Description: This program is great for kids and teens that swim or plan to swim on the Klahanie Sharks Swim Team in the spring. The course is intended to help swimmers get back into shape and practice their swimming stroke techniques. Swimmers must be at least 9 years or older to participate in the program. If we have room there is a possibility of opening the course to younger swimmers.

Please note this program is intended to be a conditioning class and not a swim lesson. Participants must be well versed in all swim strokes. A stroke evaluation will be given the first practice. If you are unsure of your child's swimming ability, please contact the Aquatics Director at pools@klahanie.com to schedule a stroke evaluation before registering for the program.

***Please note:** Payment for Winter Conditioning is due upon registration. No child will be accepted into the program until paid in full. We accept credit cards only. **There are no refunds for Winter Conditioning.**

Cost is \$150.00 for Residents and \$175.00 for Non-Residents

Registration is open January 29th through February 16th. For further information, please visit us at Klahanie.com under 'Pool Info'.

Questions? Contact the Aquatics Director at pools@klahanie.com

Parks and Trails

Look for a lot of the trails to have a fresh new layer of gravel before Spring and the Summer Dash 5K event. We will also mark any protruding roots with color highlights to prevent tripping hazards. With the recent weather and wind storms we're making it a priority to patrol the trails and keep them clear of debris and fallen trees/branches... if homeowners see something that we missed, please let us know, and we can take care of it!

In order to maintain a harmonious environment for all Klahanie residents, please make sure to pick up after your pet!

Also, in order to keep our entire community looking great please remember that no dumping of any kind is permitted within Klahanie. This includes on the boulevard, green spaces and trail systems. Any yard waste should never be dumped in these areas.

NAAK (Natural Areas Association of Klahanie)

Background:

A group of community volunteers formed the Natural Areas Association of Klahanie (NAAK) over a decade ago. NAAKs major objectives include:

Protect and preserve Klahanie's forests, meadows, wetlands, lake, ponds, streams and wildlife habitat; protect and preserve Klahanie's wildlife by promoting coexistence with wildlife and humane stewardship practices; and enhance community awareness of Klahanie's natural areas and participation in their preservation.

Volunteer Opportunities:

NAAK is looking for volunteers who have an interest in keeping Klahanie's natural areas healthy and beautiful. This includes the following activities:

- Recommending projects and activities that are aimed at controlling invasive non-native plant species, restoring habitats, maintaining the health of Yellow Lake and its aquatic life.
- Preparing budget requests for recommended projects.
- Coordinating projects and schedules with EarthCorps. Projects include non-native plant removal, native plant restorations and environmental assessments.
- Conducting community work parties to remove non-native plants.
- Enhancing community awareness about Klahanie's natural areas and the wildlife they support.
- Researching appropriate grant opportunities and maintaining relationships with partners who donate environmental restoration services.
- Maintaining an understanding of noxious weeds and their classification as described by King County in order to prioritize removal efforts.
- Providing status reports to Klahanie HOA management and Board of Directors.

2018 Community Events At-A-Glance

February 25th - Klahanie Chinese Festival at Summerwalk

March 6th - Klahanie Annual Meeting & Elections

March 31st - Annual Easter Egg Hunt at Mountainview Park

April 21st - Earth Day Clean-up with NAAK

May 5th - Spring Pet Walk

May 18th-20th - Klahanie Community Garage Sale

May 26th - Recycle Event at Lakeside Pool

June 9th - 5k Fun Run and Picnic

June 30th - Community Independence Day Parade

August 11th - Summer Movies in the Park

August 25th - Luau Pool Party at Lakeside Pool

September 1st - Summer Movies in the Park

October 27th - Halloween Carnival

October 31st - Trick-or-Treat at Lakeside Pool

December 9th - Santa Photo's and Toys for Tots Drive

*Please remember all dates, times and events are subject to change. Visit www.Klahanie.com for current information.

Like the Klahanie Association on Facebook!!

Sign up to receive emails from the Klahanie HOA at www.klahanie.com

Volunteers are always needed! Go to https://www.klahanie.com/volunteer_list.asp for more information!