

Klahanie *Living*

HOME OWNERS ASSOCIATION

ISSUE 1



March/April 2019

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March *Content*

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Gabriel Moore Photography. gmoorephotos@outlook.com.
425-391-6087

Dear Klahanie Families:

Welcome to the first edition of the newly reenergized *Klahanie Living Magazine*. I use the term "reenergized" purposefully since the Klahanie Living name has a long history of providing Klahanie specific information to residents, during the past 30+ years. Originally started as a typewritten single page in the 1980's designed to help the first residents connect with each other. It grew in the 1990's and 2000 as a helpful newsletter for the Association to provide information to all residents. Now, after several years of sporadic appearances, the old newsletter format has been retired and in its place is this new full color magazine, which will be mailed to you six times a year.

The Mission/purpose of the magazine is simple. It is "To celebrate the Klahanie community in ways which inspire, inform, instruct and uplift. Utilizing quality editorial content to engage the residents of Klahanie in discovering the beauty of our region and the ways to which the HOA can add to the quality of life for all members of the community."

In each edition, you will find articles ranging from home, food & entertaining, travel, family, community and yes, even HOA updates. This scope of articles is designed to provide you with a range of information on subjects that expand your Klahanie experience.

For those who prefer to get their information digitally, these articles will be posted on the Klahanie web site as soon as the new format has been implemented.

While the magazine is a benefit to you through your membership in the Association, the production and mailing do not cost you or the Association anything. Instead, all expenses are covered by the very few advertisers accepted into the pages of the magazine.

As your Association Director, I will also be the Publisher of the magazine and I look forward to providing you with a steady stream of interesting, useful, educational and insightful articles on Klahanie and the region we all call home.

Fred Nystrom

KLAHANIE HOMEOWNER'S ASSOCIATION
4210 244TH PL. SE | SAMMAMISH, WA 98029
P: 425.392.4663
WWW.KLAHANIE.COM W



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.



OFFICER

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.



Klahanie Community

Easter EGG HUNT!!

Saturday, April 20, 2019

9:30-11:00am

Mountainview Park

4280 Klahanie Dr. SE



Once again, the Easter Bunny will be back to visit the children of Klahanie on Saturday, April 20th at 9:30am for our annual Easter Egg Hunt at Mountainview Park. Thousands of eggs will be hidden throughout the park and there will be special golden eggs for each age group to find and win an extra special prize! A professional photographer will be on hand to capture photos. Don't be shy and hop on over and join in the fun! Don't forget to bring your own Easter Basket to carry all those eggs home!

Times for each age group:

9:45 am: 3 years and younger

10:00 am: 4-7 years

10:15 am: 8 years and up

NEW Compliance Procedure

Changes have been made to make the system easier for everyone

Recently the Klahanie Board of Directors approved a new process for improving communications between the homeowners and the Compliance staff. The purpose of the change was to streamline the process and make it easier for homeowners to comply with violation notices. The changes are working and In fact, the number of days from first notice to completion has been reduced by half. These changes modify Section 5.0 Complaint Procedure of the Rules & Regulations.

Briefly stated, the Friendly Reminder Door Hanger has been eliminated. Now, if a complaint is received from a homeowner or initiated by Klahanie staff while making a neighborhood inspection, a 1st Letter of Non-compliance will be issued. Depending on the nature of the violation the homeowner is asked to either correct the matter or submit an Architectural Control Application within a specified number of days—usually 10 days. The new violation letter that is sent to a homeowner clearly states the reason for the violation, the expected action to be taken by the homeowner and due dates. It also has a photo of the area of non-compliance embedded on the back of the letter.

From this point forward in the process the homeowner is



responsible for updating the Compliance staff.

Homeowners that receive violation letters are encouraged to contact Compliance with questions either by phone or email at compliance@klahanie.com.

In most cases just sending a digital photo of the completed work is enough for the violation file to be closed. However, if the homeowner does not contact Compliance within the specified time, then another letter will be sent that invites the homeowner to a fine hearing. ***Note that if you correct the violation, but do not inform Compliance, a fine invite may still be sent since we have not heard from you.***

It is our intent to be flexible and give as much time for the work to be completed through voluntary cooperation with the homeowner. The Compliance staff take into account the nature and scope of the noncompliance, safety issues, and the homeowner's efforts to comply.

However, if there is no communication from the homeowner then a fine will likely be assessed after review by the resident-based Fine Committee. The current fine policy for a first-time violation is \$100 plus \$20 per day until compliance is achieved.

VIOLATION PROCESS

Flowchart At-a-glance



Discounted

KLAHANIE YARD MAINTENANCE

*Spring is soon to be here....
and so is the grass, moss, weeds,
and yard work*

Spring is a vibrant period of growth bringing colorful blooms, warmer weather, and a return of outdoor activities. Make this the year that those outdoor activities are not confined to mowing, mulching and weeding your yard.

Last fall, the Association launched a new program to help homeowners insure that their weekends are not consumed by yard work and free up your time for fun and relaxation.

We interviewed multiple companies and selected GoldenRule Lawn and Landscape, a local professional landscaping company to provide year around front yard landscaping and lawn care at a significant savings. This program is designed to make your yard look great and meet all the Klahanie landscaping standards.



Since launching in October, GoldenRule has begun service to 200 families. The contracted services come in an annual agreement of 26 visits (every other week) and include:

- Mowing and edging the lawn
- Weeding the planting areas
- Pruning the shrubs and bushes at the proper time of the season for maximum health and beauty
- Fertilizing, weed control, and moss control of the lawn
- Removal of leaves in the Fall

By working with a single licensed and experienced local company, the Association has negotiated an extremely competitive rate for these services of \$80 + tax per month for 12 months. The contract can be cancelled if they do not provide the contracted services or if you sell your home.

Backyards too!

During the fall, we learned that many Klahanie residents wanted their back yard included with their service. If you are interested in adding the backyard to the scope of service, at the first visit to service your front yard, a GoldenRule rep will email you a quote for adding the backyard. If you accept the

quote, the backyard services will be included in the following month's service.



Enrolling:

In 2019, we are allowing 50 new properties per month to join the program, so don't put off enrolling. Sign up now by sending an email to yards@klahanie.com and include your name, address, and phone, and if you want just the front yard service or possibly both yards. We will provide you with a confirmation of your enrollment and give you a time when your service will begin. By enrolling in this program you are releasing and holding Klahanie harmless from any claim arising from the service provided to you and your property under this program.

Making it Easy for You

Because the Association believes so strongly in the benefits of this program, the Association will add the monthly cost of the program to your quarterly assessment statement.



Camp Sambica

A Light on the lake for 100 years

I remember so clearly that first time we drove our daughter, Makenna, to Camp Sambica. She was nervous, as the day camp would be a big step for her. She would be spending all day with kids she did not know. Then we heard it—the peals of laughter echoing up front Lake Sammamish. The sounds of a hundred or more young kids laughing and shrieking with excitement, all mingled together into a wall of happy sound. Makenna looked surprised, and then as she looked at us, we could see the concern drain from her face and quickly fill again with excitement. She could sense the fun that was waiting for her and she was now ready for it.

This was Makenna's welcoming moment to the wonder of Camp Sambica. It was been much the same for young kids, since the Swedish Tabernacle Church bought the land along the lake in 1919. Several of the church members bought lake front lots on the deserted lake for summer cabins. By the early 1930s boys and girls camps were held each summer and the laughter had begun. With the completion of the I-90 floating bridge in 1941 it reduced the long trip from Seattle to Lake Sammamish from half-a-day to under an hour. Access also brought a population boom to the eastside and more homes were built on the once quiet and remote Lake Sammamish. By 1962, the camp added canoes and their first ski boat. The 1970s jet boats

and parasailing were added to the summer programs.

Sambica now consists of over 30 separate buildings spread out over the nine-acre site. They have cabins, meeting areas and kitchens to serve several thousand campers and the 100 staff members each summer. During the fall, winter and spring, Sambica hosts other schools, churches and organizations who want a retreat or conference facility without traveling a great distance. But it is the summer when Sambica really shines.

Like our daughter did, most young kids start their love of Sambica during one of the day camp sessions. Parents drop their kids off by 8:00 in the morning and pick them back up at 5:00pm. As children build their own confidence and comfort with being away from home, most graduate into the overnight camps, which are a week long experience with staying overnight in a cabin with counselors and other campers their age. Overnight camps can take campers as young as the 4th grade.

The counselors, boat drivers, life guards and kitchen staff are recruited each summer from university-age students. Each chooses a fun name to use with the kids. Makenna's favorite counselors were Tigger and Sparkle. They must have been special because 20 years later she can still remember their names

and the dances and songs they taught the campers.

Located just a few miles from Klahanie, Sambica is one of the only local camps located on a beautiful fresh-water lake. Campers make great use of the lake and have the opportunity to learn water skills along the way.

The Sambica staffs have done a masterful job in adapting to the economy over the past decade as well as the growth on homes along the shoreline. They have added after school programs, leadership courses and times when the entire families can use the camp.

Sambica is a not-for-profit and non-denominational Christian camp. Campers from all religious backgrounds are welcome and will find that the lessons shared are based on core religious values common among many religions.

Do not wait to contact Sambica, as they generally fill up months before the end of the school year. If you were to drive down West Lake Sammamish Parkway in mid-summer, listen as you come to the footbridge over the road and I am sure you too will hear the joyous sounds of kids celebrating the fun they are having at camp. Now is the time to insure your child can be part of a memorable summer on the lake.

Sambica
4114 W Sammamish Parkway SE,
Bellevue, WA 98008
425.746.9110
Sambica@sambica.com



Klahanie Neighborhood *Patrol*

*Providing unduplicated
levels of neighborhood
security*

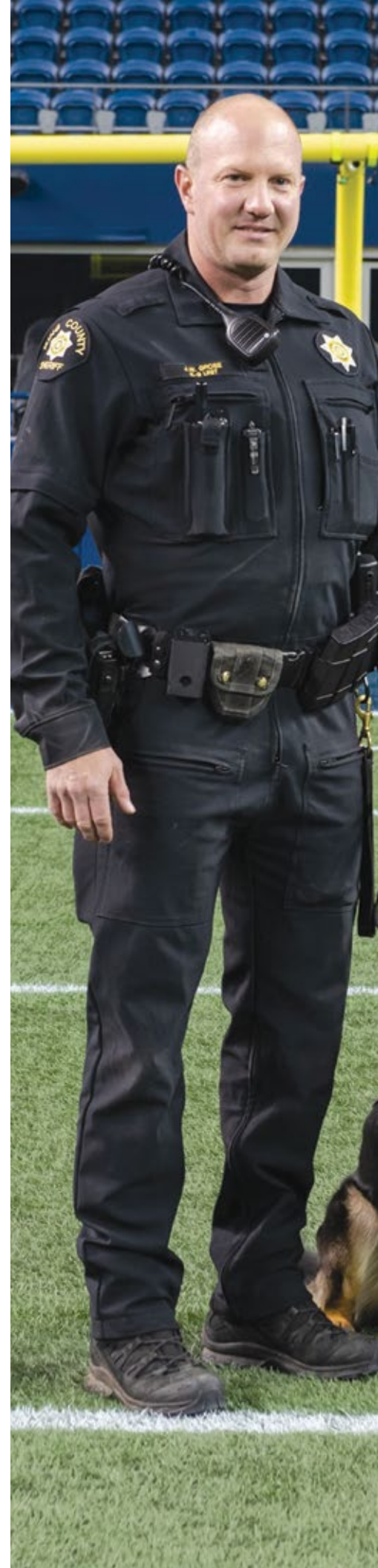
by Steve Lysaght

For the past seven years it has been my pleasure to be the Director of your Klahanie Neighborhood Patrol (KNP). I am also a Sergeant with the King County Sheriff's Office.

Each year the KNP program has continued to grow and evolve in providing you with additional police-related services. With the turnover in residents, I thought it best to re-introduce ourselves to give each of you a better understanding of the enhanced security you receive.

Currently, your KNP is comprised

of 23 fully-commissioned Deputies, Detectives and Sergeants. Each of us is employed by the King County Sheriff's Office. Perhaps you have noticed patrol cars with the names of other communities driving through your neighborhood? Those officers are not lost, nor do they live here; instead, they are on patrol protecting you and your family. Each officer has permission to use their patrol vehicles while working in Klahanie. The time spent here is in addition to their regular jobs—this is referred to as “off-duty” work.



Police, Sheriff or Both?

The City of Sammamish contracts with the Sheriff's office to provide deputies to staff the Police Department. These officers are tasked with patrolling the incorporated area of Sammamish, which includes Klahanie. However, Sammamish is a large geographical area with a rapidly growing population. For this reason, your Klahanie Homeowner's Association created the KNP, whose sole responsibility is to provide enhanced police services to ensure the public safety of the Klahanie community. The KNP have all the legal powers to ticket, arrest or apprehend anyone breaking the law.

While in-service, the KNP Deputies are actively monitoring all emergency and non-emergency radio traffic occurring both inside and outside of Klahanie. The KNP is staffed daily by three or more Deputies, on staggered shifts, to ensure a cost-effective use of the Klahanie Public Safety budget. We drive both marked and unmarked police vehicles, and work in uniformed and plain-clothes capacities. Our staff currently includes five sergeants, four detectives, two SWAT team members, and two K9s, each with a depth of training and experience. Our daily patrols are usually staffed during morning and early afternoon hours, when burglaries are most likely to occur, as well as late evening and overnight when vehicle prowls are most common.

The enhanced services offered by your KNP include but are not limited to: foot and bike patrols of our 30 miles of trail systems, additional parking and school zone enforcement, and shortened response times to both emergency and non-emergency calls for service. Further, we work in cooperation with your HOA staff to address any problems that arise, assist with creating block watches, attend community meetings, provide security for many of the events hosted by the Klahanie HOA, and conduct package theft patrols. Perhaps our most popular service is the Vacation Security Check program in which deputies check your house daily while you're away. The form for requesting this service is available through the HOA office and is posted on the Klahanie website.



As residents of Sammamish, and due to the efforts of your HOA, Klahanie residents enjoy unparalleled police staffing found nowhere else in King County. We are proud to be your Klahanie Neighborhood Patrol—so don't ever hesitate to call upon us if we can be of service.

The Klahanie Real Estate

*Are the last six months
a predictor of the future?*

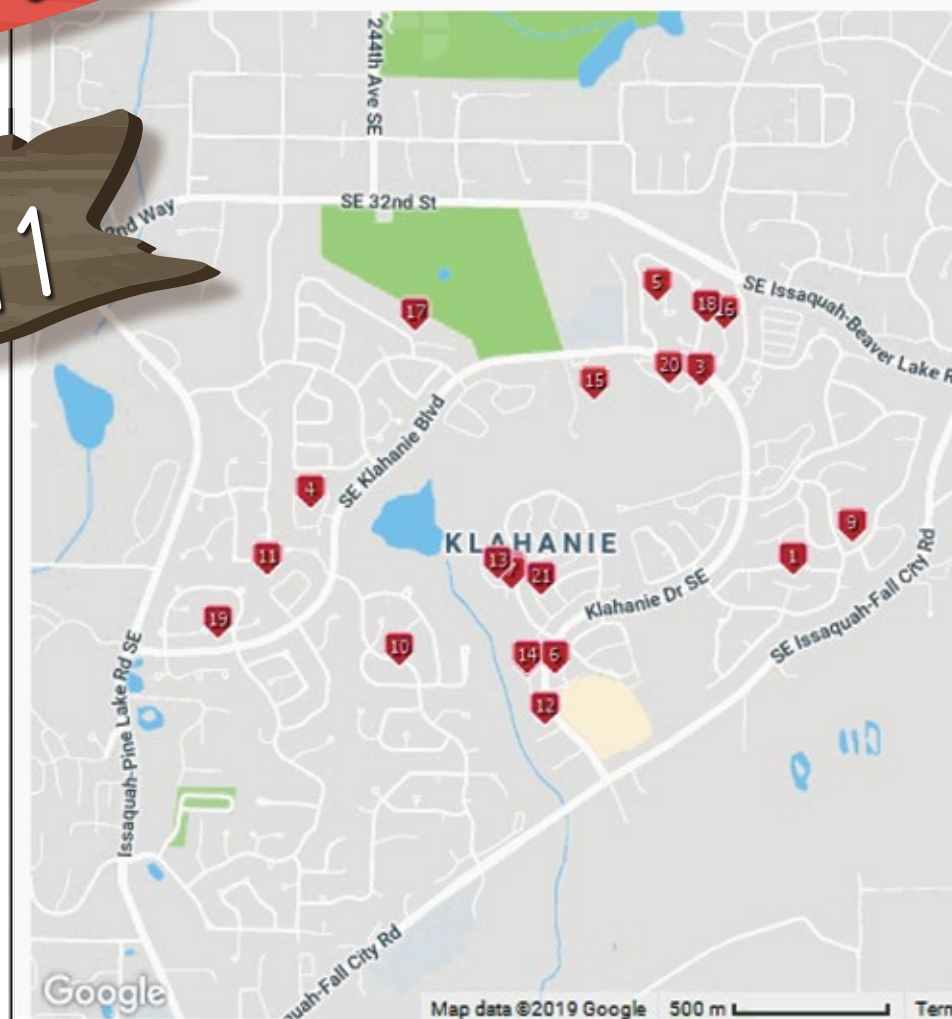
Outlook

by Linda Head
Marketplace Sotheby's

The real estate market in Klahanie, as well as the surrounding communities, saw a shift in the 2nd half of 2018. For the first time in seven years we saw home prices decline. We also have seen an increase in homes for sale, resulting in a lengthening timeframe between a home coming on the market and receiving an offer.

There are many reasons being offered up as to why the market corrected. Increasing interest rates in the middle of 2018; declining affordability, lower overall demand

A map of recent Klahanie home sales



and increasing inventory. I suspect it's a combination of all of those things.

Keep in mind that Klahanie, because of its location and HOA amenities is rather unique. Traditionally we see close to 200 homes in Klahanie sell each year. In 2018 the median value of Klahanie homes sold increased to \$800,000 which is a 10.5% increase from previous year

Suddenly in January 2019 there was a 9% increase in sales activity for the month over January of last year. Lower prices combined with

increasing inventory and lower interest rates to start the year all combined to increase sales activity.

What does this mean for the remainder of 2019? That's the million-dollar question! The answer depends on where we go from here. Supply and demand ultimately drive pricing. The pessimists express concerns that the slowing global economy could start to hit home in the US. If that corresponds to fewer job openings and/or an uptick in unemployment that could put the brakes on the entire economy, as could a strong economy that forces the FED to resume increasing interest rates. Both have the potential to impact demand in a negative way.

On the positive side of things we continue to have very strong numbers for people moving to this area. We haven't yet seen the slowing global economy impact our local market. The people moving here for jobs need to live somewhere. While the single

people will be more likely to rent, the families are much more likely to purchase a home.

For the time being interest rates appear to have stabilized and there is little expectation for inflation (which would cause interest rates to rise) which should keep interest rates in check. Additionally, employment numbers are strong. All of this could combine to see home prices stabilize and possibly return to a growth pattern. Should that happen I suspect prices will only increase slightly; returning to what we would consider a historically "normal" appreciation pattern.

Based on my three decades in residential real estate, I see the beginning of 2019 as a strong real estate market with solid demand. It's still a great time to be a seller and a much better time to be a buyer than we've seen in a long time. Let's enjoy this wonderful market for what it is and take advantage of the opportunities it has to offer homebuyers and sellers.

- 1 25804 41st Place SE
- 2 11-4179 248th Ct
- 3 M201-25235 Klahanie Blvd SE
- 4 35-24340 41st Lane SE
- 5 3535 253rd Ct
- 6 4437 249th Terrace
- 7 13-4175 248 Ct
- 8 4456 248th Lane
- 9 4039 262nd Ave
- 10 24521 43rd Place SE
- 11 24316 42nd St SE
- 12 4488 248th Lane
- 13 21-4259 249th Ave
- 14 4464-4464 248th Lane
- 15 G204-25025 Klahanie Blvd SE
- 16 63-3602 255th Lane
- 17 24526 34th Place SE
- 18 3618 254th Ave
- 19 23943 42nd Place SE
- 20 M302-25235 Klahanie Blvd SE
- 21 4228 249th Ct



The Primer on *Fences*

*The most up-to-date information
on your Fence questions*

by Michael Shane – CMCA®
COMPLIANCE DIRECTOR
KLAHANIE HOMEOWNER'S ASSOCIATION

As the Compliance Director, I often receive questions from homeowners about fence guidelines, especially following the winter wind storms. In this article we answer these questions and clarify the Architectural Guidelines for fence replacement and repair.

Many of the Klahanie fences date back 25 years or more. Fences of that age have become worn and dilapidated over the years and some are falling down. In most all cases, it is the homeowner that is responsible for repairing or replacing non-compliant fences.

Frequently asked Questions

I have a neighbor that I don't know and the fence between our side yards is falling apart. Who is responsible?

We hear this question a lot and the answer is that you are both responsible to repair or replace the fence. Same holds true for your back fence if you have a neighbor on that lot.

Ideally, the physical location of the fence usually determines which homeowner is responsible for replacement or repair. However, when the fence divides two properties, it is generally not possible to determine ownership since site plans are not readily available. Since both homeowners benefit from the

privacy of the fence, the long standing practice is that both homeowners should share equally in the replacement cost. The HOA only steps in if the parties cannot reach agreement, and at that point both parties are subject to equal fines until the fence is compliant.

My back yard abuts a greenbelt, do I need to have a fence across my backyard?

Fences are required except if the fence is in the backyard and faces a trail or greenbelt, then it is up to the homeowner.

Does my fence have to match the neighbor's fence?

If the fence faces Klahanie Boulevard it must be Design D and match to your neighbor on both sides. For other locations, it is highly desirable for adjoining fences to match from an appearance standpoint, but it is not required.

Is lattice on top of the fence permitted?

Lattice added on the top of the fence is no longer an approved fence design. Fences that have lattice are a carry-over from past years and replacement of the lattice will no longer be approved.



A COMPLIANT FENCE

Will the Association inspect a newly installed fence?

Yes—either by personal inspection or by the photo that the homeowner is required to submit when the work is complete. Deviations from the specifications in the permit may require additional modification to insure compliance.

When is just a repair needed?

We apply a general rule that if the problem areas in the fence involves 20% or less of the total fence, then this qualifies as a repair. If more of the fence than that is in disrepair, then a replacement is required. This maintains continuity of appearance and may also be the most cost-effective solution.

What is the process of replacing my fence?

The process starts by submitting an AC Application to Compliance when a fence replacement is required. A repair does not require the application. You can find the complete guidelines and fence design examples on the Klahanie website, but here are



some helpful points to remember.

- Fences cannot exceed 6 feet in height. If you have an arched gate, then the arch may not exceed the fence height.
- The width of each board should not exceed 4 inches on fences that face Klahanie Blvd. Board width for non-Boulevard streets can range from 3.5" to 5.5". If an installer says they can only work with 6-inch boards—get another contractor! We will not approve 6-inch board width.
- Select a fence design that matches the current fence and the fence that it will adjoin to on each side. Also, it should be painted or stained to match. However, this is not a requirement unless the fence faces Klahanie Blvd. Then it must be painted SW6149.
- Don't forget to get the required signatures from neighbors on the application.
- Front yard fences are strictly prohibited.
- Wood is the only approved fence material.
- Please be sure to include a diagram of the fence location with the application.

Hopefully this article will help you with most of your questions, if not please give us a call so we can assist in your fence planning and repair.



A FENCE THAT SHOULD BE REPAIRED



A COMPLETE REPLACEMENT IS REQUIRED

Dog-Friendly HIKING IN ISSAQUAH

Remember that New Year's resolution you made? You know, the one about getting more exercise? March is a great time to take your dog on some new hikes beyond the 30 miles of Klahanie trails. So as the weather gets warmer grab your dog and explore some of our community's best trails.

One of the best, most dog-friendly trails is West Tiger Mountain. Frequented by hikers of all shapes and sizes, this is the perfect trail for people with young to year-old puppies who need to see lots of different people and equipment, such as canes, hats and backpacks. Puppies rewarded with a treat when these hikers appear are well on their way to being beautiful friendly and having excellent coping skills. One note of caution, however: even if your dog is on a leash, there are often a few who are not. The trailhead is just east at the High Point Way exit driving east off I-90. With more than 80-miles of trails, great views and everything from wooded trails to serious climbing, West Tiger has something for every dog and handler.

Just to the west of Issaquah, take the SR 900 off I-90 and go south to the Wilderness Creek trailhead, leading to the Cougar Mountain Wildlife Park. It's smaller and less crowded, and gets steep pretty quickly, so it is a good workout. You can do just a short

hike or spend the whole day by connecting to the other Cougar Mountain trails. There are little bridges and creeks to cross, and lots of switchbacks. Special notes: We've seen a lot of deer up there, and you must stay on the trails due to the mining history of this area.

Even if your primary purpose is to get out and get some exercise, don't forget the fun things you can be working on with your dog along the way. Teaching your dog to wear a backpack and to walk behind you while passing others on the trail is great exercise for your pet's mind and body. Wearing a backpack not only aids in carrying supplies, but also helps more energetic dogs stay calm and focused. We recommend packs which are made with Velcro-fastened storage bags

that can come off easily if the dog becomes entangled in anything on the trail.

Be sure to carry basic supplies with you, such as a small first-aid kit, waste collection bags (which you take home with you) treats, water, a leash, cellphone, and a sturdy pocket knife. A whistle is always a good idea, as is Spray Shield, an alternative to pepper spray that shoots a stream of citronella oil up to 10 feet. It won't stop a bear, but it's a safe and harmless way to discourage unwelcome threats from other dogs and smaller wildlife.

Happy Hiking!



Spring *Event* for the Entire Family

IN KLAHANIE

SATURDAY, April 20th 9:30am-11am @ Mountain View Park - Klahanie Easter Egg Hunt

The Easter Bunny will visit Klahanie once again. Thousands of eggs will be hidden throughout the park. There will be three age groups, 3 and under at 9:45am, 4-7 at 10am and 8 and up at 10:15am. Don't forget your baskets for all those eggs!

FRIDAY, SATURDAY And SUNDAY May 17th, 18th And 19th, 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.

SATURDAY, May 25th 10am-2pm @ Lakeside Pool Parking Lot– Klahanie Electronics Recycle Event

Get rid of all unwanted electronics at the annual Klahanie Recycle Event. We will have 2 trucks this year to collect pretty much anything with a cord. 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 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!

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

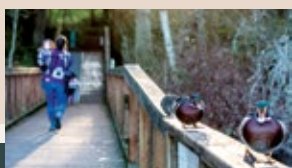
Decorate yourselves, bikes, scooters, kids and pets and march or ride down Klahanie Blvd from Challenger to Lakeside Park for an Independence Day celebration with music, games, contests, Hawaiian Shave Ice and family fun!



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.



ISSAQUAH 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.



Innovative

MARKETPLACE SOTHEBY'S INTERNATIONAL REALTY HAS PARTNERED WITH THE KLAHANIE HOME OWNERS ASSOCIATION TO BRING INTERNATIONAL EXPOSURE AND INNOVATIVE CONCEPTS TO YOUR HOME BUYING AND SELLING EXPERIENCE.

Marketplace

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LINDA HEAD
YOUR KLAHANIE REAL ESTATE EXPERT

PHONE: 425.785.5225

E-MAIL: LINDA.HEAD@SOTHEBYSREALTY.COM