

Montreux Tree Removal Procedures

Removal of any trees, including those on private property, must have the approval of the Montreux Homeowners Association (HOA) and the City of Issaquah

Trees in Native Growth Protection Easement (NGPE)

Only trees that are deemed to pose a threat to private property may be cut or removed from the NGPE. All other vegetation in the NGPE must remain untouched.

If a homeowner wishes to have a hazardous tree removed, the following procedure applies:

1. Homeowner will contact the Montreux Homeowners Association (NGPE Chair) requesting to have a hazardous tree removed. If there is a preference to use a particular certified arborist/tree specialist, homeowner will make it known at this time.
2. NGPE Chair will contact the City of Issaquah to arrange for a field inspection and issuance of a permit. Upon receiving written approval, Homeowners Association will contract with approved specialist to fell tree. Note: Felled trees must remain in the NGPE, unless at the request of the homeowner, and with approval of the city, the tree can be dropped on the homeowner's property, in which case, the felled tree may be removed.
3. Homeowner will be responsible for all expenses associated with the removal.

Trees on Private Property

If a homeowner wishes to have any tree, including hazardous trees located on their property removed, the following procedure applies (note – applies only for trees measuring more than 6" in diameter measured 4 feet from the ground):

1. Homeowner obtains Tree Removal Notification form from City of Issaquah Planning Department 425-837-3080 or online at <http://www.ci.issaquah.wa.us/Files/Tree%20Removal%20Form.doc>
2. Homeowner contacts the HOA Architectural Control Committee (ACC) to arrange for on site inspection.

3. After receiving written approval from HOA to remove tree, homeowner must complete Tree Removal Notification form and obtain permits, if required, from the City of Issaquah.

Note: If you intend to remove a tree from your property, you should discuss the plan with your neighbor/s to ensure that there is no conflict. Remember many residents chose to live in Montreux because of the trees in the neighborhood. Where necessary the HOA will arbitrate and decide on removal based on the nature/imminent danger of the tree to be removed.

Vegetation Management Zones abutting Rim Lots

The CC&R's designates the following lots as "Rim Lots": Division I, Lots 6, 7, 9-21 inclusive and 27-29 inclusive.

Rim lots have been granted certain vegetation management rights within the NGPE. Vegetation management zones for each rim lot have been surveyed and staked. Pruning of trees within the vegetation management zone may be performed only by the Homeowners Association under the supervision of the City of Issaquah. The following procedures apply:

1. Rim lot owner will make a request to the HOA (NGPE Chair) to have vegetation management performed within the allowable view corridor (see attached form)
2. NGPE Chair will coordinate a meeting at owner's property to discuss pruning and to obtain approvals in writing from the Committee and the City of Issaquah.
3. Homeowners Association will contract with approved specialist to perform vegetation management work.
4. Homeowner's Association will pay all expenses associated with the work. Homeowner will be billed for reimbursement of expenses on his/her regular quarterly statement.

Topping or thinning of trees for view purposes

The topping or thinning of trees on private property is regulated by City of Issaquah ordinance. Written approval must be received from the city planning department prior to altering trees for view purposes. Subject to exceptions noted above in "Vegetation Management Zones abutting Rim Lots", the topping or thinning of trees for view purposes in the NGPE and all other common areas of Montreux is prohibited.