



Vuemont Summer Newsletter 2026

Happy Summer!

BOARD MESSAGE:

Greetings from your Vuemont HOA all-volunteer Board!

Our job as a Board is to help enforce the Covenant, Conditions and Restrictions (CCR's) we all agreed to legally when we purchased our homes in this beautiful neighborhood. **The big news for the neighborhood is that both Vuemont 1 and Vuemont 2 voted to APPROVE and PASS the recently proposed CCR Amendment. The legal requirement for us to pass was a simple majority of the homeowners voting YES, and we reached that measure in both Divisions by June 1.** Thank you to all who participated by voting. Your voices were heard!

We are in the process of formalizing the CCR Amendment so it is recorded legally as part of our CCR's. We will send an email once that official recording is complete. While the vast majority of homeowners maintain their homes beautifully (thank you!), we need to be able to enforce the new exterior maintenance requirement in a few instances. We appreciate you ALL paying attention to the maintenance and visual appeal of your homes!

As a reminder, the CCR Amendment adds the following to Paragraph 9 of the CCR's.

A. Section 9 of the Declaration is hereby amended as follows (new wording in green):

9. Lot Maintenance Responsibilities The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees and lawns in a neat and trim condition at all times. The owner or occupant of each residential site by acceptance of title thereto or by taking possession thereof, covenants and agrees to submit a plan of a front yard landscape design to Arco or its successor at the time building plans are submitted as outlined in paragraph 3 above. For the purpose of this paragraph "Front Yard" is the minimum setback outlined in paragraph 6, above. In addition to the foregoing, each Owner or occupant shall maintain their Lot and all improvements on it—including the home, fences, and other structures—in a neat, safe, and attractive condition. This includes performing all necessary maintenance, repairs, and replacements to the exterior of the home and structures to ensure they remain in good repair and consistent with the Association's standards as described in the Rules and Regulations.

CC&Rs:

Vuemont's CC&Rs require several things that help enforce maintenance of the beauty and desirability of living in Vuemont, **as well as our property values!** These can be found at www.vuemont.org by clicking on the Documents tab and include provisions that:

- The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees and lawns in a neat and trim condition at all times.

As our plantings mature and grow, many on our lots are taller and more dangerous than in previous years. As a property owner, it is your responsibility to trim, window and/or remove/replant these plantings so they don't threaten neighboring homes, and/or encroach on views of the Cascades and Lake Sammamish. With higher winds seemingly becoming the norm, this becomes very important. Please be sure to inspect your trees and hedges and make appropriate adjustments for safety and view maintenance.

- No trash, refuse pile, vehicles, underbrush, weeds, compost pile or other unsightly growth or object shall be allowed to grow, accumulate or remain on any residential site, including failure to maintain landscaping.
- All material changes to driveways, paint colors, roofing and landscaping must be approved by the Architectural Review Committee. The form for applying to the Committee can be found at the website above. Please consult the Design Guidelines on the website for more information prior to designing/beginning an exterior home or major yard improvement project.
- All vegetation must be kept trimmed away from the sidewalks to improve pedestrian accessibility.

DID YOU KNOW?

- **Plan ahead for summer projects!** Now is the time to plan your improvement and maintenance projects! It is easy to find contractors with the many apps now available for that purpose. Read reviews and ask for estimates.
- **Homeowners are responsible for maintaining the sidewalks** in front of their homes. According the City of Bellevue website: *"Residents and property managers are asked to maintain sidewalks adjacent to their properties."* See this link for more information: <https://bellevuewa.gov/city-government/departments/transportation/safety-andmaintenance/street-maintenance/streets-and-sidewalks>
- **Doing an early summer walk around of your property is valuable and can help avoid problems with neighbors!** Please pay special attention to the sides and backs of your house and yards, as those are visible to neighbors, even if you don't see them every day. One area that often gets overlooked is the common area between properties. Pay special attention to the

height of trees and hedges, as those are the issues about which we most often receive complaints.

- **It is illegal to dump in designated greenbelt areas!** Please communicate this fact to your yard maintenance companies and respect the designated greenbelt areas surrounding our homes! Cleaning up illegally dumped materials is expensive for the HOA. Piles of clippings and other yard waste can attract additional vermin and pests and can also be a fire hazard! Please visit <https://bellevue.municipal.codes/BCC/9.10.030> for more information.
- **It is illegal to park your car on a City of Bellevue street for over 24 hours in a row. Please keep your vehicles in your driveway and garages when possible.** Click on or visit this link for more information:
https://bellevuewa.gov/sites/default/files/media/pdf_document/2020/GuideToParkingLaws.pdf
- If you are a **non-resident owner** (landlord) you are still responsible for your tenant maintaining your property as required in our CCRs. Please ensure that you do regular inspections and that your tenants are maintaining your property.
- We live in an area rich in **wildlife**. Please review these two websites for information about how to “co-exist” peacefully.
<https://wdfw.wa.gov/species-habitats/living/species-facts> <https://bellevuewa.gov/city-news/bear-mind-tips-living-wildlife>



- **School is out very soon!** Please remember to slow down and proceed with caution when driving in the neighborhood. Parents, please remember to help your children and young adults follow all City of Bellevue laws when riding their bicycles and ebikes/motorbikes. Click on these links for more information. <https://bellevuewa.gov/city-government/departments/transportation/safety-andmaintenance/traffic-safety/e-bike-electric-motorcycle-safety>

Please send any updated contact or owner information to vuemonttreasurer@gmail.com! Thank you!

Have a great summer and enjoy our beautiful neighborhood!