



Vuemont Spring Newsletter 2025

Happy Spring!

BOARD MESSAGE:

Greetings from your Vuemont HOA all-volunteer Board! Our job as a Board is to help enforce the Covenant, Conditions and Restrictions we all agreed to legally when we purchased our homes in this beautiful neighborhood. As a reminder, below we have listed a few of the more “typical” questions and issues that arise in our neighborhood.

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, thin 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?

- **Many contractors book ahead for work to be done over the summer.** 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!
- **Doing a spring 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>

Do you have updated owner information or email addresses? Please email that information to vuemonttreasurer@gmail.com.

We want to be able to communicate with you!

**Let's work together to make Vuemont
an enjoyable place to live and thrive!**