

Welcome new Vuemont neighbors!

Vuemont, your new neighborhood, is situated in an ideal location with easy access to downtown Bellevue, Issaquah, Newcastle and Seattle. We are bordered by walking and biking trails and nearby parks and lakes that enhance our quality of life.

We are fortunate to have an award-winning elementary school, Cougar Ridge, within walking distance of our homes. You have likely also found the nearby Lakemont Village Shopping Center, anchored by Town and Country and Starbucks, with a variety of other useful retail shops and service providers, including US Bank, Aloha Cleaners, Lakemont Family Dentistry, Lakemont Village Veterinarian and others! We are so fortunate to have these businesses within walking distance to our homes. There are also several shopping areas located nearby in the Factoria and Eastgate areas of Bellevue, and in Issaquah and Bellevue.

We all have a shared responsibility to maintain the integrity and beauty of our neighborhood. One of the ways you can do this is to support the Vuemont Homeowners' Association.

### **What is the Vuemont HOA?**

As a homeowner in Vuemont, you have automatically become a member of the VUEMONT HOMEOWNERS' ASSOCIATION (VHOA). As you may know, HOAs are formal legal entities created to maintain common areas. There are also covenants, bylaws, and design guidelines intended to preserve the quality of the Vuemont neighborhoods. Be sure you understand our design restrictions before making any changes to your property.

The VHOA assesses an annual membership fee, currently \$325 for each home. You will be billed via email for the annual dues each year in January. The fees pay for common area landscaping, watering, tree trimming, greenbelt maintenance and HOA administrative costs. We publish a seasonal newsletter twice a year to communicate with all homeowners.

We encourage you to meet your neighbors and communicate with the HOA through our website, [www.vuemont.org](http://www.vuemont.org) if you have any questions! You may also be interested in joining our board. Board members build friendships and it's a great way to get to know your neighbors!

### **The Fine Print**

Similar to other HOAs, our association has the authority to enforce deed restrictions. Covenants, Conditions & Restrictions (CCRs) are issued to each homeowner, and HOAs are established to ensure that they are adhered to in order to maintain the quality and value of the properties involved. Given our proximity, the Vuemont HOA works closely with the neighboring Sky Mountain HOA to maintain the overall quality and appearance of the area.

You were provided with the CCRs at your property closing but we encourage you to review this information before you begin any changes to your home, including exterior painting, re-roofing, yard remodels and fence changes. All guidelines and forms are available at [www.vuemont.org](http://www.vuemont.org). The key provisions in the CCRs center around maintaining your property in good order, keeping your trees and shrubs trimmed, obtaining approval for changes to your property and the position of the HOA on boats, trailers, RVs and other “eyesores.” While we are responsible for enforcing the Vuemont CCRs, we encourage you try to work out any issues with your neighbors before you contact the Board.

We, on the Board, and your new neighbors welcome you! Please feel free to contact any one of us on the Board for more information. All contact information is on the [www.vuemont.org](http://www.vuemont.org) website.

Finally, please email [vuemonttreasurer@gmail.com](mailto:vuemonttreasurer@gmail.com) with your names, phone numbers and email addresses!

Thank you so much!

Your Vuemont HOA Board