



# Vuemont Welcome Letter



CHECK OUT OUR NEIGHBORHOOD WEBSITE: [WWW.VUEMONT.ORG](http://WWW.VUEMONT.ORG)

Welcome new neighbors!

Vuemont, your new neighborhood, is situated in an ideal location with easy access to downtown Bellevue and Seattle. We are bordered by walking and biking trails and nearby parks and lakes that enhance our quality of life. You can find a trail map at <http://www.bellevuewa.gov/pedbike/TrailPlanMap.aspx> .

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 Union Bank, Aloha Cleaners and Lakemont Village Veterinary Hospital to name a few. There are also several shopping areas located nearby in the Factoria and Eastgate areas of Bellevue, in Issaquah and in Newcastle.

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 home-owner 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 subdivision. Be sure you understand our design restrictions before making any changes to your property.

### USEFUL LINKS AND AREA HIGHLIGHTS

#### **Public services**

Bellevue City website:  
(<http://www.ci.bellevue.wa.us/>)

Issaquah School District website  
<http://www.issaquah.wednet.edu/>

King County Library  
System website  
<http://www.kcls.org>

#### **Places to go/things to see**

Seattle tourism:  
<http://www.seattle.gov/visiting/>

The VHOA assesses an annual membership fee, currently \$310 for each home. The fees pay for landscaping and tree trimming and greenbelt maintenance. We publish a quarterly newsletter and just built an online community bulletin board which you can use to post items for sale, advertise garage sales, obtain recommendations from your neighbors for service providers, and more.

We encourage you to become an active participant in the association by attending the meetings held the third Wednesday of each month at Cougar Ridge Elementary. To make sure a meeting is taking place or if you would like to add an agenda item, check out the website, <http://vuemont.org/index.html>, or contact any of our board members listed on the “contact us” tab on our home page. 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 (CC&R's) 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 our neighbor Sky Mountain HOA to maintain the overall quality 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. It is available on our website (<http://vuemont.org/index.html>). 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 CC&Rs, 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. Our links to our emails are listed on the Vuemont.org website.

Thank you!

Regards,  
VHOA

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