

**WELCOME HOME**

**KLAHANIE**

Association



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# WELCOME

Dear Klahanie Homeowner,

We extend our sincerest and warmest welcome to you! Klahanie is a wonderful place to call home. Here in our welcome packet, you will find information about the community, what is available to you here at Klahanie, governing documents for the HOA, and so much more.

Please don't hesitate to check out our website, [www.klahanie.com](http://www.klahanie.com), to log in to your resident portal to access your account, update your contact information, pay your assessments online, check out the calendar of events, book a swim or tennis lesson, and find ways to connect with other residents.

You will also find your HOA governing documents, rules and regulations, architectural controls, and other information about the Klahanie Association.

Please do not hesitate to contact us directly with any question, concerns, or feedback you have for us.

Kind regards,

Klahanie Association  
4210 244th Place SE  
Sammamish, WA 98029  
425.392.4663



# THE KLAHANIE WAY

## WHO WE ARE

Established in 1984, today Klahanie is one of the oldest standing communities on the plateau. Our historic neighborhood is comprised of 900 acres containing 1967 single family homes, 718 multifamily residences, and 405 apartment units. Located on a forested plateau 18-miles east of Seattle, this highly coveted location is only minutes from quintessential Pacific Northwest recreational areas like Lake Sammamish, the Snoqualmie Pass, and various hiking trails in the neighboring Cascade Mountains.

Klahanie has also become a comfortable and safe place to live and raise a family. Our community welcomes and celebrates families of all sizes, races, ethnicities, backgrounds, and sexual orientations. Regardless of how our neighbors identify, they are welcome in our community.

## WHAT WE DO

It is our mission to foster a connected community across the 3000+ residential units within Klahanie. We encourage residents to get involved, and thus offer many opportunities throughout the year to do so. We take pride in maintaining a special place for kindred spirits to connect & grow together through the common Klahanie thread.

## WHY KLAHANIE

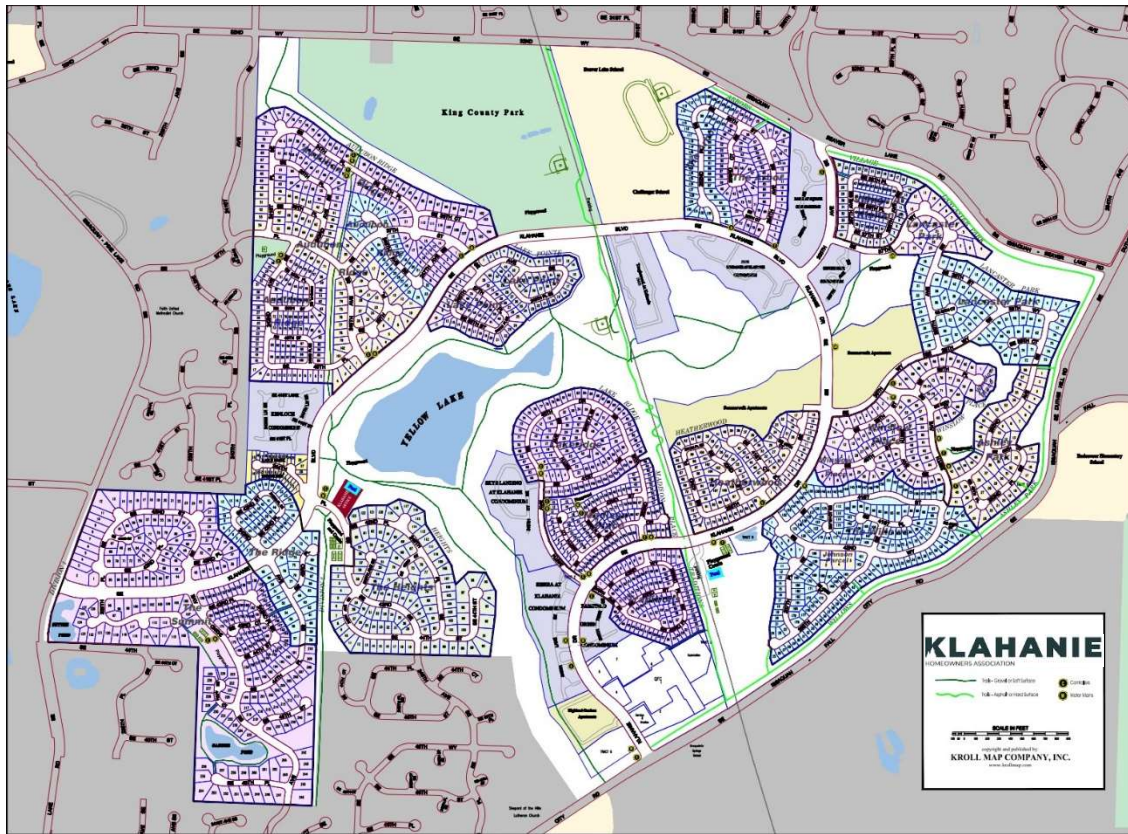
Klahanie is more than it's coveted location. It is a place defined by the residents that make up our welcoming, connected, and friendly neighborhood. Choosing to live within the confines of our 900-acre property is more than choosing a home that suits your needs. Choosing to live in Klahanie means choosing to be a part of an active, diverse, and bonded community that is ready to welcome you home with open arms.



# THE KLAHANIE WAY

## WHAT WE OFFER

Our residents are surrounded by natural areas in every direction, including 30-miles of groomed trails, a scenic alpine lake, two swimming pools, five tennis and four basketball courts, four pickleball/ badminton courts, and baseball fields. Additionally there is a shopping center to suit all your needs for groceries, dining, essential care, and retail.



# HOME OWNERS ASSOCIATION

## OUR PURPOSE

THE KLAHANIE ASSOCIATION (Klahanie) is a mandatory membership organization primarily dedicated to protecting the desirability of members' property and the maintenance of the common areas and amenities. The Klahanie Homeowners Association is managed by a Board of Directors elected by the residents. The Board hires the Association Director to manage the daily activities. The Association's secondary role is to foster a sense of community among members by enhancing their social and recreational interests.

## KHOA STRUCTURE

Every HOA has a series of legal documents that define the rights and obligations of both the Association and its owners/residents. These documents establish the mechanisms for governing and funding the Association's operations, as well as setting forth the rules and standards. When considering the purchase of a home in any HOA, it is imperative that you understand the Governing documents. As with most legal documents, there is a general hierarchy of governing documents. On the largest scale, the federal laws are at the top of all documents, followed by the state and local regulations. The higher a document's place in the hierarchy, the greater its legal weight in a court of law. Each HOA has their own set of governing documents and hierarchy.

The Klahanie Association was formed by its developer, Lowe Enterprises Inc. The Klahanie Board of Directors consists of seven Klahanie homeowners. These Directors are your neighbors.

Anyone who purchases a home, condominium or an apartment complex within Klahanie is considered a voting member of Klahanie. The Restrictive Covenants were provided to each property owner as part of their deed. Copies of all the Governing Documents are available from the Klahanie Association office or available for download at [www.klahanie.com](http://www.klahanie.com).



The Board of Directors, staff, and members are legally bound to operate in accordance with the Governing Documents.

Members of Klahanie elect the Board of Directors to manage the affairs of the Association. Seven members serve staggered terms and elections are held annually for the vacant board seats. The Board depends on input from professional staff and experts on matters for recommendations on certain issues. The board also uses member feedback to set Klahanie's direction and policy.

## THE BOARD OF DIRECTORS

### PRESIDENT

Don Stephanian

### VICE PRESIDENT

Tiffany Rano

### TREASURER

Thomas Beeks

### SECRETARY

Jennifer Shepherd

### DIRECTOR

Meri Clark

### DIRECTOR

Fred Nava

### DIRECTOR

Jason Lane

Contacting the Board of Directors:

- Email: [boardofdirectors@klahanie.com](mailto:boardofdirectors@klahanie.com)
- Send a direct letter to the office to be featured at the following Board meeting under section Letters to the board.
- Attend a monthly board meeting held the last Tuesday of the month at 7 pm and present at the homeowner forum.

## RULES & COMPLIANCE

The Klahanie Homeowners Association (KHOA) is a nonprofit organization that exists to make certain the covenants are kept and the common areas are well-maintained. Every homeowner is a member of the KHOA, this relationship is clearly spelled out in the papers you signed and received when you purchased your home. These documents create a legal contract between you and the KHOA.

All members have agreed to pay an annual assessment to cover the maintenance and upkeep of all the facilities and the staff to manage the KHOA activities. The current assessment is \$940 a year and can be paid quarterly at \$235.

If you live in a home you are only under the guidance of the KHOA, however, if you live in a condo development, you will have an additional fee paid to your condo HOA to cover maintenance of your building and grounds as well as the KHOA to cover all the common areas and amenities.

## GENERAL NEIGHBORHOOD RULES

### 1. BURNING

No burning or incineration of trash, refuse or scrap of any kind is permitted within Klahanie. The appropriate government entity will be notified of all violations.

### 2. DUMPING

No dumping of any debris (including but not limited to grass clippings and tree limbs) is permitted within Klahanie. This shall include all permanent green space, trail systems including those of City of Sammamish, King County, and the Bonneville Power, Washington Natural Gas or the rights-of-way of the appropriate government entity. A \$150.00 fine will be levied against any homeowner found dumping debris of any kind on Klahanie property on the first offense. A \$250.00 fine will be charged on the second offense and a \$500.00 fine will be charged on the third and each consecutive offense.





The property owner is responsible for all cleanup. If the property owner does not satisfactorily complete the cleanup within 24 hours of notification, the Association reserves the right to hire a third party for which the homeowner will be responsible for all charges associated with the cleanup in question.

### 3. FIREARMS

No firearm use (including but not limited to rifles, handguns, bows and sling-shots) or hunting is permitted within Klahanie. Police will be notified of all violations.

### 4. LAKES AND PONDS

No motorized boats or toys are permitted on the lakes and ponds within Klahanie.

### 5. PETS

Klahanie residents who consider an animal a nuisance should report the animal to King County Animal Control. In order to maintain a harmonious environment for ALL Klahanie residents, pet owners are responsible for any and all offensive actions of their pets, including barking, running loose and waste deposits. Pets must be attended by a responsible person whenever they are off the owner's property within Klahanie. Pets must be leashed whenever off the owner's property within Klahanie.

THE OWNER IS RESPONSIBLE FOR CLEANING UP WASTE. Homeowners who do not pick up after their pets may be fined. A warning is issued on the first offense. A \$25.00 fine is levied on the second offense. The fine for the third offense is \$50.00. The fine for each subsequent offense beyond the third is \$100.00. Fines will be billed and collected in the same manner as the Association's general quarterly assessment and will be subject to the same late charges and fines.

Pets must be registered, licensed, and inoculated as required by King County. Pets which create and are considered a nuisance (whether by barking, running loose or any other objectionable activity) may not be kept in Klahanie, and are subject to removal by proper King County authority. Klahanie residents who consider an animal a nuisance should report the animal to King County Animal Control.



## 6. RECREATIONAL VEHICLES, TRAILERS, TEMPORARY STORAGE UNIT, JUNK VEHICLES AND COMMERCIAL VEHICLES

Except as provided herein, any and all recreational vehicles including, but not limited to, automobiles, boats, campers (on or off the support vehicle), snowmobiles, jet skis and trailers (including but not limited to utility trailers, boat trailers, motorcycle trailers, snowmobile trailers or similar items) should be parked or stored on the homeowner property so that no portion of the vehicle is in view of the streets within Klahanie. In order to allow for periodic and short-term activities directly related to usage and maintenance of recreational vehicles, recreational vehicles may be parked in Klahanie within view from the streets of Klahanie for no more than 48-hours cumulative over the course of a calendar week, defined as Sunday through Saturday. Should a recreational vehicle be visibly stored with- in Klahanie for any length of time on a given day, the vehicle will be considered to have been stored for the entire day.

Temporary storage units (eg: PODS) are permitted to be placed on a homeowner's property for a period of no more than 30 days. Homeowners MUST notify the Association office in writing, or by letter or email regarding the arrival and estimated departure date of the pod by the first day of use. Placement of the pod shall not impede on sidewalk access and street visibility.

Junk vehicles may not be parked or stored on homeowner property or on streets within Klahanie so that they are within view of the streets within Klahanie for more than one consecutive 48-hour period over the course of a calendar week. A junk vehicle includes apparent inoperable, immobile, disassembled, or extensively damaged vehicles; in addition, any wrecked, inoperable, abandoned, or disassembled trailer, boat, automobile, other vehicle, or any parts thereof. All vehicles must be properly registered.

Commercial vehicles or vehicles related to a commercial enterprise shall not be parked or stored on any homeowner's property or common property within Klahanie, except as provided by the CC&Rs, Article 6.



The repair or maintenance of automobiles or other vehicles shall not be carried out in Klahanie, except for bona fide emergencies. In such emergencies, there is a 24-hour limit on repairs that take place in the driveway. Manufactured car covers may be used to store vehicles in the driveway if the vehicle is licensed and in good running order, and the manufactured car cover must be made to fit the vehicle, and kept in a clean and well-maintained condition, and be light in color. Noncompliance will result in a request to move the vehicle from sight of the street (as mentioned in “junk vehicle” above) or replacement of the manufactured car cover.

## 7. SIDEWALK PARKING

Parking on the sidewalks within Klahanie is not permitted.

## 8. TRASH

All trash, garbage, recycling, and yard waste shall be kept in suitable covered containers and shall be stored so that no portion of these containers is in view from the streets within Klahanie, except after noon (12PM) of the day prior to collection day and removed from sight by the end of trash collection day. First violation has an automatic fine of \$25. Subsequent fines within a year are then \$50, \$75, and \$100 for re-occurrence violations. When an issue of noncompliance is identified, the registered owner of the property will be sent a letter describing the violation and the fine amount, accompanied by a color photo of the issue to be addressed to [compliance@klahanie.com](mailto:compliance@klahanie.com)

## 9. HOME BUSINESSES

Prior to commencing the operation of a home business in Klahanie, the homeowner wishing to conduct a home business must obtain written approval from the Klahanie Board of Directors (the “Board”). In requesting written approval from the Board, the homeowner wishing to conduct a home business must complete and submit to the Board a Home Business Application (see R&Rs, Appendix A) required by the Board. The Board may permit a homeowner to conduct a home business at Klahanie provided the home business is allowed by law and if such home business will not, in the reasonable judgment of the Board, cause traffic congestion, parking problems, excessive noise, or other disruption of the Klahanie community and not otherwise violate any of the terms and conditions of the Klahanie Declaration and the Klahanie Association R&Rs. Commercial vehicles or vehicles related to a commercial enterprise shall not be parked or stored on any homeowner’s property or common property within Klahanie. No home business-related work shall take place anywhere on the property (including driveways or garages) in view of the street right-of-way.



All homeowners operating or desiring to operate a home business at Klahanie must provide the Board with a copy of the current applicable business license required by the State of Washington and the appropriate government entity; the copy of the current business license shall be provided prior to the commencement of the operation of the home business at Klahanie and annually thereafter. The business must meet all City and State laws and regulations.

Renting a property in Klahanie is considered a home business, and a Home Business Application (see R&Rs, Appendix A) must be completed and submitted to the Association for approval within 30 days of a new lease being entered into or a change of lessee for rental occupancy. It is the homeowner's responsibility to update the tenant information as called out on the Home Business Application. See R&Rs, Sec. 4.11 "Rental Properties" for more details on renting property in Klahanie.

Association approval for the continued operation of a home business at Klahanie may be terminated, suspended, or revoked by the Board as a consequence of:

1. The failure by the homeowner to provide the Board with the required copy of the applicable current business license.
2. Ongoing complaints received from neighbors pertaining to noise or other disturbances and/or parking problems.
3. Falsification of any information provided by the homeowner to the Board in connection with the operation or proposed operation of the home business.
4. Any other violation of the Klahanie Declaration and the Klahanie Association R&Rs.

With regard to home daycare business, the number of children allowed in a home daycare in Klahanie is limited to the same as that allowed by the State of Washington and as stated on the daycare provider's license. Exceeding the number of children as allowed by the State will be considered both a violation of State guidelines and a violation of Klahanie guidelines. A violation of the number of children permitted to be present at an approved home daycare business at Klahanie may result in the termination, suspension, or revocation of approval by the Board for the home daycare business. Per the board's discretion, they may choose to mail notification to adjacent property owners.



## 10. HOLIDAY DECORATIONS

All holiday decorations, including outdoor holiday lights, shall be put up no more than 10 days before the holiday for which they are displayed and removed no later than 10 days after the holiday for which they are displayed. "Year-end" holiday decorations and lights may be displayed continuously from the third week- end in November to the second weekend of January. An exception may be made through a written request to the Association.

## 11. RENTAL PROPERTIES

Renting a property in Klahanie is considered a home business. A Home Business Application (see R&Rs, Appendix A) must be completed and submitted to the Association for approval within 30 days a new lease being entered or change of lessee for a rental occupancy. It is the homeowner's responsibility to update the tenant information as called out on the application. No home or property may be rented for a period of fewer than 30 days, and a lease nor rental agreement cannot rent less than the entire home and/or lot. Each lease or rental agreement must be in writing and must provide in its terms that it is subject to all provisions of Klahanie's Governing Documents (ACs, Bylaws, CC&Rs, R&Rs and all other adopted policies). Any failure of a tenant to comply with terms of the Governing Documents is a default under the lease, regardless of whether the lease expressly incorporates this provision in its written terms. Owners who rent their home must be aware that they are responsible to ensure the renters comply with the governing documents of Klahanie; in particular the R&Rs and ACs. The business must meet all City and State laws and regulations.

The Association's relationship is with the owner of record of the property or the property management company of record on any issues that arise concerning a property. The owner of record is responsible for their tenant's actions when using the property and the Klahanie amenities. The owner of record is the responsible party to the Klahanie Association regarding all aspects of their property. Owners of record are responsible for the payment of the homeowner's dues to the Klahanie Association. If the renter is paying the dues directly to the Klahanie Association as part of the rental agreement and a delinquency occurs, the owner of record's responsible for payment of any unpaid dues, and for payment of any fines assessed.



The Klahanie Board of Directors and Management Staff's relationship is with the owner of record or the property management company of record on any issues that arise concerning your property. As well the owner of record is responsible for their renter's actions when using the amenities. The owner of record is the responsible party to the Klahanie Association regarding all aspects of their property.

Homeowners of record should be aware that they are responsible for the payment of the homeowner's dues in Klahanie. If the renter is paying the dues as part of the rental agreement, the homeowner of record is responsible for payment of fines and any unpaid dues, should a delinquent balance occur.

## 12. HOMEOWNER'S MAINTENANCE RESPONSIBILITIES

Homeowners are responsible for the upkeep and maintenance of their residential properties. This is included, but not limited to: flower beds, shrubs, lawns, weed control, exterior house maintenance such as paint, gutters and siding, sidewalk obstructions such as overgrown trees and shrubs and basketball hoops. Failure to maintain their properties in a healthy and attractive state and in compliance with the Klahanie CC&Rs, Sec. 6.14 "Owners' Maintenance Responsibilities" may result in a fine as described in these R&Rs, Sec. 7.1 "Fines."

## 13. GRAFFITI

When Klahanie becomes aware of any graffiti on the homeowner's property, the homeowner of record will be notified by letter and by phone (if number is available) that the graffiti has occurred. The notification will require the graffiti to be removed or covered up no later than 48 hours after notification (by phone or letter). The area must be returned to its original state within 14 days of notification. Failure to remove the graffiti as requested will result in a fine of \$100 plus \$15/day until the office has been notified that the graffiti has been properly removed.

For further information on the Klahanie Neighborhood Rules and Regulations see: <https://klahanie.com/links.html> Links and Resources page and click on "Klahanie Rules and Regulations".



# COMMUNITY & CONNECTION

## OUR GOAL

We seek to foster an accepting, welcoming, active, and connected community throughout all 28 neighborhoods in Klahanie. We are committed to the care and comfort of all our residents. We depend on community involvement and community feedback in order to maintain a happy, healthy, and safe neighborhood for the diverse community we've fostered in our 35+ years of existence.

## HOW TO GET INVOLVED

Klahanie depends on resident involvement to keep assessments at a minimum. Please participate by reading and providing feedback to our online newsletter, joining a committee, attending monthly Board of Directors' meetings, and emailing your suggestions or opinions to the office. We appreciate all feedback and are always interested in improving the way we serve the community.

Use the volunteer application to express interest in joining one of our volunteer committees. Read the descriptions below, fill out the application, and return a paper copy to the Klahanie Association Office or a digital copy to [info@klahanie.com](mailto:info@klahanie.com)

Looking for ways to volunteer?

Our committees are currently looking for members. Please consider using your skills and talents as a volunteer committee member. See the list of committees below, and email [info@klahanie.com](mailto:info@klahanie.com) or call (425) 392-4663 for more information.

Architectural Control Committee - This Committee drives strategic improvements for the Architectural Controls of Klahanie and discusses the approval and exemptions of outstanding ACC applications.



Communications Committee - This Committee collaborates with Klahanie Association staff to improve the quality and delivery of all communication materials, ensuring that content is timely, consistent, and relevant to Klahanie residents.

Finance and Operations Committee - This committee advises and guides the financial operations of the Association.

Fines Committee - This committee discusses violations of noncompliance and provides directions on enforcement of fines.

Sports and Recreation Committee - This committee was designed to engage the Klahanie community and provide support to the health and well-being of the Klahanie amenities.





## STAYING PLUGGED IN & UP-TO-DATE

- [Subscribe](#) to our newsletter at [www.klahanie.com](http://www.klahanie.com)
- Visit us at [www.klahanie.com](http://www.klahanie.com)
- Follow us on Instagram @klahanie\_living
- Like and follow our Facebook Page by searching “Klahanie Association”
- Subscribe to the Klahanie Families Facebook Group

### Contact Us:

KLAHANIE MAIN OFFICE  
4210 244th Place SE  
Sammamish, WA 98029  
(425) 392-4663  
[info@klahanie.com](mailto:info@klahanie.com)

- Office hours:  
Monday-Thursday: 8:30am - 5:00pm  
Friday: 9:00am - 4:00pm  
Closed weekends, and holidays

## NOTABLE DATES & MEETINGS

### Budget

Budget Draft for Board, Finance, and Operations Review – August  
Budget Ratification Meeting – December

### Elections

Board of Directors Elections – March

Annual Meeting – March/April

### Board of Directors Meeting

- Last Tuesday of every month starting at 7:00PM in office and via Zoom



# FAQ'S & HELPFUL INFORMATION

## ASSESSMENTS

*What are they, why do I need to pay them, and how do I pay?*

Assessment fees are payments the Klahanie Homeowners Association (KHOA) collects from owners to cover expenses for the Klahanie community. The Association can operate successfully with the completion of timely assessments. KHOA uses these assessments to maintain our beautiful Klahanie neighborhood - providing safety and security, maintaining and repairing amenities, and employing a small but mighty team of staff members to serve the community. The KHOA quarterly assessments are a necessary part of running our community and should be paid promptly, within a month of receipt.

Ways to Pay:

### 1. Pay Online via the Resident Portal.

Visit [www.klahanie.com](http://www.klahanie.com) and click the [Resident Portal](#) button to sign into your online account. Once signed in, select the "Pay Now" button in the top right corner. Continue to follow the prompts to submit your payment. You are assessed a 3.5% fee for Credit card payments and a flat fee for using your Debit card or doing a one-time ACH Bank Transfer. You are NOT charged a fee when you sign up for recurring ACH Bank Transfers (Autopay).

### 2. Pay Using Auto Pay

To set up Auto Pay, click on the [Resident Portal](#) link on our website and sign into your account. Once signed in, click on Payment Methods on the left menu bar, then click the +Add Payment Method Button. From here, add your bank information or credit card information. Click on the box that says Enable Auto Pay to set up recurring payments for your quarterly dues. Once all your information has been entered and the Auto Pay box is checked, click the save button. Once you're enrolled in Auto Pay, your dues will automatically be paid by your payment method of choice around the first day of each quarter – there's no need for you to do anything more.



If you choose to pay via bank ACH Transfer, there is a flat \$2 fee to use Auto Pay. If you choose to pay with your credit card, you will be subject to a 3.5% credit card transaction fee.

### 3. Use Electronic/Online Banking.

Many banks offer online bill payment services. Please check with your bank to see if this option works best for you and allow five (5) to seven (7) days for processing.

### 4. Mail A Check.

Mail a check or money order to the address below. Remember to include your account number.

KLAHANIE ASSOCIATION  
PO BOX 97244  
Las Vegas, NV 89193-7244

### 5. Pay at the KHOA Office

Drop a check off or pay by credit card at the KHOA Office. The KHOA Office does NOT accept cash.

- Credit card payments are subject to a 3.5% fee.

Klahanie Association (office)  
4210 244th PI SE  
Sammamish, WA 98029  
(425) 392-4663



## COMPLIANCE

### *What happens if I receive a letter from the Klahanie Compliance Department?*

This letter from the Klahanie Compliance team could pertain to one or more aspects of your home's exterior that need your attention - an overgrown lawn, excessive weeds, or accumulated trash are all examples. This first notice is a friendly door tag reminder to complete a specific task by a given date. If the task is not completed, a second notice which is a letter will be sent via mail detailing the non-compliance and a specific date of when the task needs to be completed. The second letter requires a photo to be sent to [compliance@klahanie.com](mailto:compliance@klahanie.com) showing that the task has been completed.

If you ignore the first and second notice, or you do not send in the photo showing that the work was completed, you will be invited to attend a Fine Committee Meeting to resolve the violation. If the Fines Committee does not agree with your explanation, you will receive a one-time fine as well as an accruing fine until the violation has been cleared.

### *I want to make some updates to the exterior of my home. What should I do?*

If you want to make updates to the exterior of your home, you need to submit an Architectural Control Committee (ACC) application. Before you file an application, you should be aware of the architectural control guidelines that pertain to your project.



Please verify that your application is signed and your good neighbor acknowledgements have been recorded in the office; then, send your completed application to [architecturalcontrols@klahanie.com](mailto:architecturalcontrols@klahanie.com), or drop it off at the Klahanie Association Office.

Good neighbor acknowledgements are validations from your adjacent neighbors that you have communicated your exterior project plans to them. Their validation is not an approval of your project but simply an acknowledgement that you have discussed your project and are recording notice.

If you perform unapproved work, you are subject to disciplinary action - a stop work order, a one-time fee, and an accruing fine until the project has been approved. To ensure full compliance and eliminate the risk of unnecessary expenses, do NOT start any exterior projects until you have received approval from the Klahanie Association.

### *What are the rules regarding garbage, recycling, and yard waste collection?*

Our waste management vendor, Republic Services, serves Klahanie on Tuesdays. Garbage, recycling, and yard waste containers should only be viewable from the street beginning at 12:00pm on Mondays and on Tuesdays. By the end of collection day (Tuesday), please store containers away from the street view, either behind side yard fences, in the backyard, or in your garage. Violations are subject to a disciplinary warning that could result in a fine. First offense is a fine of \$25 and recurring offenses increase to \$50, \$75, and \$100 fines.

On collection day, garbage, recycling, and yard waste bins should be located on the street, against the curb to avoid safety hazards. All bins should be two feet apart and three feet away from parked cars. Cul-De-Sacs and narrow streets are exempt from this bin placement rule, due to limited space for sanitation workers to maneuver. Residents in violation will be subject to a disciplinary warning that could result in a fine.

## Help Us Help You

A Reminder About Proper Container Placement

Please place containers at least 2 feet apart and at least 3 feet from cars, trees or mailboxes, with the lids opening toward the street. Allow at least 14 feet of overhead clearance above the containers and place them in the street, as close to the curb as possible. Please remove containers from the curb within 24 hours of your collection day.



## AMENITIES

### *What can I do in this lovely community?*

Klahanie has so much to offer to our community. Here's a brief overview of our amenities:

#### TRAILS

- Perimeter Trail (paved-goes around almost the entirety of Klahanie)
- Yellow Lake trail (~1.25 miles)
- Pipeline Trail (runs north/south through areas like Lakeside Park and Audubon)
- Powerline Trail (has the 'snake hill' and runs under the power lines)
- Pea Patch Trail (goes past the pea patch & community garden plots off 256th and connects to both the Yellow Lake & Power Line trails).

#### PARKS

- 8 parks in total – all of which have their own playground.

Summit  
Lakeside  
Audubon Ridge  
Klahanie Park – City of Sammamish Park  
Lancaster  
Winslow Place  
Madison Place  
Mountainview

#### LAKES

- Yellow Lake (center of Klahanie),
- Gander Pond (down in summit development)
- Sutter Pond (located at the Issaquah-Pine Lk Rd. Entrance).

#### POOLS

- 2 pools  
Lakeside & Mountainview (both are 4 lanes. 25 meters & have child wader pools that are open during the summer)



## PICKLEBALL

- 4 courts

The Summit - 2

Mountainview - 2

## TENNIS

- 5 courts

Summit-1

Lakeside-2

Mountain View-2

## BASKETBALL

- 4 courts

Summit-1

Lakeside-multiple/6 hoops

Mountain View-1

## BASEBALL/SOFTBALL

- 2 fields

McWhirter Field

Klahanie Park – City of Sammamish Park

## CRICKET

- 1 field

Klahanie Park – City of Sammamish Park



*Did you say pool? Tell me more!*

The lifesaving personnel are in complete charge of the pool area. The rules and requests made by lifesaving personnel must always be followed. They have the authority to ask anyone to leave the pool if that person disobeys the safety or general pool rules, or if his/her conduct is detrimental to the common pleasure of other patrons enjoying the pool. The lifesaving personnel reserve the right to close the pool complex, or any portions of the pool complex, for any safety or maintenance reasons.

All accidents should be reported to the lifesaving personnel immediately. A first aid kit is available in the guard office. In case of emergency, a 9-1-1 phone is located next to the boy's locker room door facing the pool deck.

Unless otherwise scheduled, pool use is reserved for Klahanie Association members in good standing and their guests only. Each Klahanie household may sponsor a maximum of five guests on any given day. Residents must sign guests in and all guests over the age of five years old will be required to pay a guest fee. All guests must be accompanied by their Klahanie sponsor while at the pool. Guests' privileges may be limited at any time by management.

Certified service dogs, which are trained to do work or perform tasks for the benefit of a qualified individual with a disability, are allowed on deck but not in the water. No other animals are allowed in the pool area.

Food and non-alcoholic beverages, in plastic containers, are permitted on the pool deck but are not allowed in the water. Glass, alcoholic beverages, smoking, and vaping are not allowed in the pool area.





You should not use the pool if you have open wounds, a communicable disease that can be transmitted by water, or have been ill with diarrhea or vomiting in the last two weeks.

It is recommended that you swim with a buddy if you have a heart condition, a history of seizures, or a history of circulatory problems.

Anyone under the influence of drugs or alcohol is not allowed to enter the pool facilities.

#### POOL RULES:

- Showers are required before entering the pool.
- Appropriate swimming attire is required.
- Changing on the deck is not permitted.
- NO RUNNING on the pool deck or in locker rooms.
- NO HORSEPLAY or ROUGH-HOUSING.
- Jumps into the pool must be feet first and facing the pool. NO SPINS, FLIPS, OR DIVES.
- Starting blocks may be used only in scheduled practices, competitions, and instruction when supervised by a coach or instructor.
- KHOA owned kickboards are allowed during lap swimming, swim team, and swim lessons ONLY. Personal kick boards are allowed but must be used under direct adult supervision. Any misuse of the kick boards (sitting on, standing on, splashing with, throwing) is not allowed.
- Fins are allowed during lap swimming, swim team, and swim lessons ONLY. Mermaid tails are not allowed due to safety concerns.
- Mask and snorkel are allowed if the facedown swimmer remains in motion. Those who do not follow this rule will be asked to discontinue using their mask and snorkel.
- Do not sit on, hang on, or attempt to walk on the lane lines or the safety rope.
- Water guns are permitted if the use does not infringe on the enjoyment of others using the pool.
- No Inflatables – Beach balls are permitted if the use does not infringe on the enjoyment of others using the pool.
- No hard balls (Tennis Balls, Footballs, Baseballs, etc.) Sponge balls are permitted if the use does not infringe on the enjoyment of others using the pool.
- Pool noodles are permitted if the use does not infringe on the enjoyment of others. Non-swimmers should not venture beyond where they can stand when using a noodle.



#### YOUNGER PATRON POOL USE:

- Infants/children not toilet trained must wear swim diapers. Disposable diapers are not allowed in the pool.
- Changing tables are available in the locker rooms. Changing diapers in any other location is not allowed.
- The wading pool is for children under six. All children using the wading pool must be supervised by a parent or guardian.
- Children under six using the lap pool must be supervised by a responsible person who is in the water and always remains within arms-reach of the child.
- No person under 42 inches tall who cannot swim 10 yards independently is allowed in the lap pool unattended. Any adult or child may be asked to demonstrate his/her swimming ability before entering deep water.
- U.S. Coast Guard Life Jackets are allowed. Any child in a life jacket must be accompanied by an adult in the water, within arms-reach. No one in a life jacket will be allowed in the deep end of the pool.

Private and semiprivate swim lessons are offered year-round, based on instructor availability. If you need to cancel a private or semiprivate lesson, you must notify the instructor at least 24 hours in advance. Otherwise, we cannot reschedule the lesson. Please note that when lessons are booked, your instructor is counting on you to attend your lessons. For more information on swimming lessons & to see instructor availability and class times visit: <https://klahanie.com/amenities/pools/swim-lessons.html>

To see up-to-date pool schedules please visit: <https://klahanie.com/amenities/pools/>

#### POOL OCCUPANCY (non-covid)

Lakeside Pool- 140 people within enclosure, 75 people in the water

Mountainview Pool- 197 people within enclosure, 75 people in the water.

#### CONTACT INFORMATION:

[swimlessons@klahanie.com](mailto:swimlessons@klahanie.com)

Mountainview Pool: (425) 557-7856

Lakeside Pool: (425) 391-8503



### *Who should I call in case of an emergency?*

Call 911 for all emergency needs and (206) 296-3311 for non-emergency needs that may require police assistance. We also have a team of off-duty police officers that patrol our neighborhood.

#### SAMMAMISH POLICE DEPARTMENT

The Sammamish Police Department is located on the first floor of City Hall.

#### LOCATION:

801 - 228th Avenue SE  
Sammamish, WA 98075  
Office Hours M-F: 8:30 a.m. - 5:00 p.m.

#### GENERAL INQUIRIES

Please submit your general questions or comments for the Sammamish Police Department-such as (false alarm, medication drop off and house check questions, etc.)

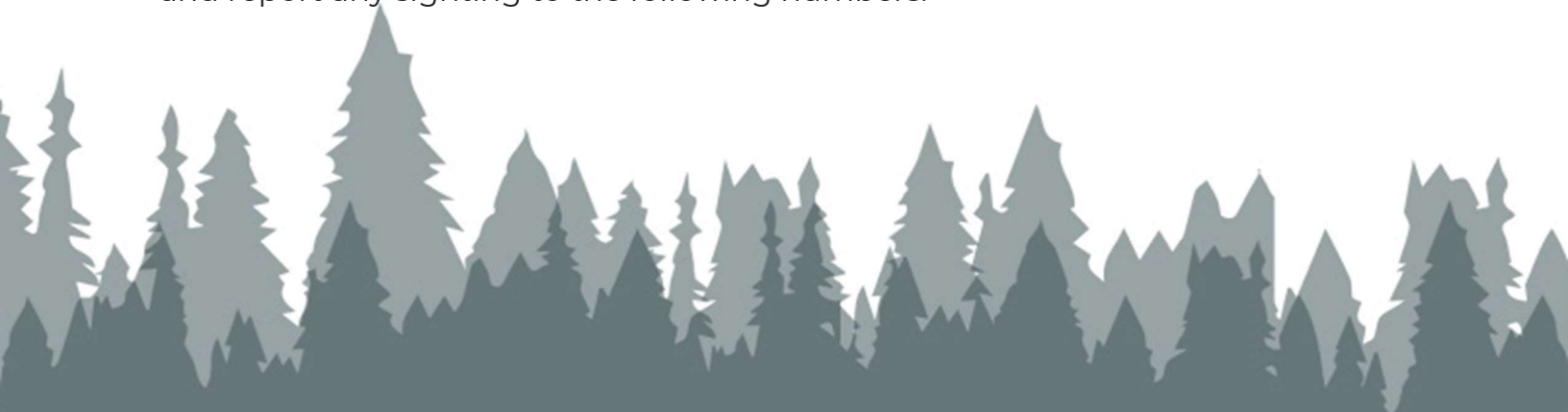
If you are reporting a police matter such as a parking, traffic complaint or any non-emergency incident, please call our 24-hour communications center at (206)-296-3311 or report online for non-emergent crimes. If this is an emergency, please call 9-1-1.

FIRE DEPARTMENT - Eastside Fire and Rescue

### *I just saw a bear, what should I do?*

First, do not approach the animal. Stay as far back as you can. Please contact the Washington Department of Fish & Wildlife in case of any bear or cougar sightings. They can be reached at (360) 902-2936 or via email. There is no guarantee that they can do anything about the animals, but they still like to be informed so that they can monitor/track the movements of them and keep tabs on the location.

Wildlife Sightings - Bears, bobcats, cougars, and other wildlife live all around us. Before using our trails, stop by the KHOA office to purchase a bear bell for only \$5 each. We accept credit card or check. Please be cautious of your surroundings and report any sighting to the following numbers:



Washington State Department for Fish and Wildlife – 360-902-2200  
Washington State Department for Fish and Wildlife to report Bears or  
Cougars – 425-775-1311

In the event of an immediate public safety issue, wildlife violation, or an injured or dangerous animal, please call the WDFW Enforcement office at 360-902-2936 or email [enforcement-web@dfw.wa.gov](mailto:enforcement-web@dfw.wa.gov)

*I'm going to be on vacation and will be gone for a few weeks. I don't feel safe leaving my home for so long. Is there any way you can help?*

Here at Klahanie, we value the safety and security of our residents. We want to ensure that Klahanie is a safe space, especially when you are away yourself. We offer residents the option of a vacation house check. Klahanie association personnel will as a courtesy perform courtesy house checks of the perimeter of your home, while you are away for extended periods. Klahanie personnel will call the contact person on this form at the number provided on this form to report any circumstance observed as out of order.

## MAINTENANCE

*One of the streetlights is down, what should I do?*

In the case that you see there is an issue with a street light, please report it to PSE (<https://www.pse.com/outage/report-street-light-outage>). The website will ask a few questions regarding the street light pole identification number (on a silver tab and starts with SLAK) and a 12-digit utility pole identification number (yellow numbers). Either will work, but the SLAK identification is preferred.

*A street sign toppled over, what should I do?*

Street signs down are best reported through our Citizen Request Portal: <https://www.Sammamish.us/how-do-i/my-sammamish/>. They can also call the Sammamish Maintenance Facility directly at (425) 952-2115. For after-hours and weekend/holiday public works emergencies can be called into the call center answering service at (425) 295-0700.

Their office hours for maintenance are Monday - Friday, 7 am to 3:30 pm.



After those hours, calling the call center for public works emergencies is appropriate. Non-emergency matters can still be reported online at the Citizen Request Portal. You can also download the app “My Sammamish”.  
<https://sammamish.us/how-do-i/my-sammamish/>

### *What are the standards for landscape maintenance?*

Homeowners are responsible for the upkeep and maintenance of their residential properties. This is included, but not limited to: flower beds, shrubs, lawns, weed control, exterior house maintenance such as paint, gutters and siding, sidewalk obstructions such as overgrown trees and shrubs and basketball hoops.

Failure to maintain their properties in a healthy and attractive state and in compliance with the Klahanie CC&RS, sec. 6.14 “Owners’ Maintenance Responsibilities” may result in a fine as described in these R&RS, sec. 7.1 “Fines.”

\* For specifics regarding landscape maintenance and expectations visit [klahanie.com](http://klahanie.com) & click on “Amenities”, “Links and Resources”, and then click “Klahanie Architectural Control Guidelines” where you can review a PDF of our ACC guidelines and procedures.

## GOVERNING

### *Where can I find more information regarding Klahanie specific documents?*

Every homeowner’s association (HOA) has a series of legal documents that define the rights and obligations of both the association and its owners/residents. These documents establish the mechanisms for governing and funding the association’s operations, as well as demonstrate the rules and standards for residents. When considering the purchase of a home in any HOA, it is imperative that you understand the governing documents. As with most legal documents, there is a general hierarchy of governing documents. For our KHOA, the federal laws take priority above all else, followed by the state and local regulations, followed by Klahanie bylaws, rules and regulations, and then architectural controls. The higher a document’s place in the hierarchy, the greater its legal weight in a court of law.

1) Federal Law. Supersedes all laws under this hierarchy.



2) Declarations / Covenants, Conditions, and Restrictions (CC&RS). These are laws that are set forth as guidelines that define Klahanie as a master planned community in addition to governing residents of what they can do and can't do with respect to their home.

3) Articles of Incorporation. Klahanie was legally filed as a not-for-profit corporation. The articles of incorporation provide the terms for our nonprofit status.

4) Bylaws, Rules and Regulation, Architectural Control.

A) Bylaws. Procedures, requirements, and general organization of how the Klahanie Association is run.

B) Rules and Regulations. Rules applicable to all Klahanie homeowners and residents, structure and purpose of the Fines Committee, and the compliance procedure that applies to homeowners in noncompliance with the rules and regulations.

C) Architectural Control. Guidelines to exterior modifications within the association, enforcing architectural standards of uniformity and consistency throughout the neighborhood.



## MISC. CONTACT INFORMATION

### PUBLIC UTILITIES

Garbage: Republic Services  
206-682-9735

<https://www.republicservices.com>

Customer Service: Monday - Friday 7:30AM to 5PM

Water/Sewer: Sammamish Plateau Water

425-392-6256

<https://spwater.org>

1510 228th Ave SE

Sammamish, WA 98075

Office Hours: Monday - Friday 8AM to 4:30PM

Electricity: Puget Sound Energy

1-888-225-5773

<https://www.pse.com>

Puget Sound Energy

BOT-01H

P.O. Box 91269

Bellevue, WA 98009-9269

Customer Service: Monday - Friday 7:30AM - 6:30PM



## GET TO KNOW YOUR NEW TOWN

### GROCERY STORES

QFC  
4570 Klahanie Dr SE  
Issaquah, WA 98029

QFC  
2902 228th Ave SE  
Sammamish, WA 98075

SAFEWAY  
1451 Highlands Dr  
Issaquah, WA 98029

### RESTAURANTS

THAI GINGER  
4512 Klahanie Dr SE  
Sammamish, WA 98029

PAPA MURPHY'S  
4504 Klahanie Dr SE  
Sammamish, WA 98029

YOKO TERIYAKI  
4516 Klahanie Dr SE  
Sammamish, WA 98029

CHAN'S PLACE  
4592 Klahanie Dr SE  
Issaquah, WA 98029

BAI TONG THAI RESTAURANT  
1520 Highlands Dr NE  
Unit 120  
Issaquah, WA 98029

MOD PIZZA  
1464 Highlands Dr NE  
Issaquah, WA 98029

RAM RESTAURANT & BREWERY  
965 NE Park Dr  
Issaquah, WA 98029

BIG FISH GRILL  
984 NE Park Dr  
Issaquah, WA 98029

THE HABIT BURGER GRILL  
1676 9<sup>TH</sup> Ave NE  
Issaquah, WA 98029

AGAVE COCINA & TEQUILA  
1048 NE Park Dr  
Issaquah, WA 98029

AJI SUSHI & GRILL  
1052 NE Park Dr  
Issaquah, WA 98029

OVER THE RAINBOW TEA BAR  
4510 Klahanie Dr SE  
Sammamish, WA 98029


LA CASITA  
3066 Issaquah Pine Lake Rd SE  
Sammamish, WA 98075

HIMITSU TERIYAKI & SUSHI  
3010 Issaquah Pine Lake Rd SE  
Sammamish, WA 98075






# RECENT NEWSLETTERS



## Klahanie Aquatics Updates

**Late Night Swim:**  
With rising temperatures, the Lakeside Pool will be open for an additional hour Friday, Saturday, and Sunday to help you beat the heat. June 25th, 26th and 27th the Lakeside pool late hours session will be extended from 8:45 pm to 9:45 pm. You can register for these time slots by [Clicking Here](#).

**Happening Today at KHOA Office:**



**Join the Color Workshop!**  
June 25th, 3:30-5 pm  
Our color specialists from Sherwin Williams will be here to assist you with any of your upcoming projects.

## KLAHANIE HOMEOWNERS ASSOCIATION

### Board of Directors Meeting

JOIN US

June 29th at 7:00 PM

Join via Zoom

You are invited to a Zoom webinar.

When: Jun 29, 2021 07:00 PM Pacific Time (US and Canada)

Topic: Klahanie Board Meeting Please click the link below to join the webinar:

<https://us06web.zoom.us/j/99840984270?pwd=K055UFRkUjlnVWpY3AzLUVRoeFjUjUjOT09>

Or One tap mobile :

US: +12532158782, 99840984270#,,,,\*515467#

or +13462487799, 99840984270#,,,,\*515467#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 689 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 998 4098 4270

Passcode: 515467

International numbers available: <https://us06web.zoom.us/j/99840984270?pwd=K055UFRkUjlnVWpY3AzLUVRoeFjUjUjOT09>

### Monthly Board of Directors Meeting Agenda

June 29, 2021, 7:00 pm

7:00 pm Call to order

7:10 pm Community forum

7:25 pm Consent agenda

Motion to approve the consent agenda

- Committee minutes
- May Board of Directors meeting minutes

7:45 pm General order

- Operations update
  - Financial report
  - Aquatics updates
  - Compliance/Architectural controls staffing changes
- Amendment and allocation updates to 2021 budget
  - Motion to recognize 2020 funds carry over per IRS Revenue Ruling 70-604 into the operating account for 2021 budget
  - Motion to allocate funds to support events proposal (\$17,500)
  - Motion to approve increase in consultancy fees to support operational needs (\$9,000)
  - Motion to increase Maintenance wages budget to hire Facilities Director starting August/September timeframe (\$35,000)
- Settlement proposal - Account review: 1XX-40

Klahanie  
ASSOCIATION

### Notes from Your Klahanie Association

Summer is here! We're excited to share the latest updates around Klahanie and help maintain communication with our residents during these busy Summer months. Don't hesitate to contact us if you have any questions!

- Our office will be **closed on Monday July 5, 2021** in observance of Independence Day. We will resume normal business hours on Wednesday July 6, 2021.
- Don't forget to vote for our logo refresh! ([Click Here to Vote](#)) With your help we hope to land on a new logo that will be seen on uniforms, vehicles, buildings, and future signage. Of particular note, this isn't costing anything outside of our existing budget.



### Sports and Recreation Updates

Our Sports & Recreation team are working hard on staying updated on state regulations while also keeping our residents safe and updated! Should you have any questions, please contact them at: [sportsandrec@klahanie.com](mailto:sportsandrec@klahanie.com)



### You asked, we listened:

Wait-list boards have been installed at the tennis courts. As a courtesy, when you arrive at the courts, please put down an estimated finish time. If you arrive at the court, and it is occupied, please add your name to the board so you can be next in line.

### Tennis Lessons started:

B&K tennis lessons have started at Mountainview Tennis Courts. They will be providing lessons from 9 AM to 11 AM, Monday - Thursday throughout most of the summer. There are a few remaining spots left. Visit the registration site to sign up.



### Private and Semi-private swimming lessons are opening soon:

Registration will open to the public on June 25, 2021 at noon. [CLICK HERE](#) to see our current instructors and their availability.

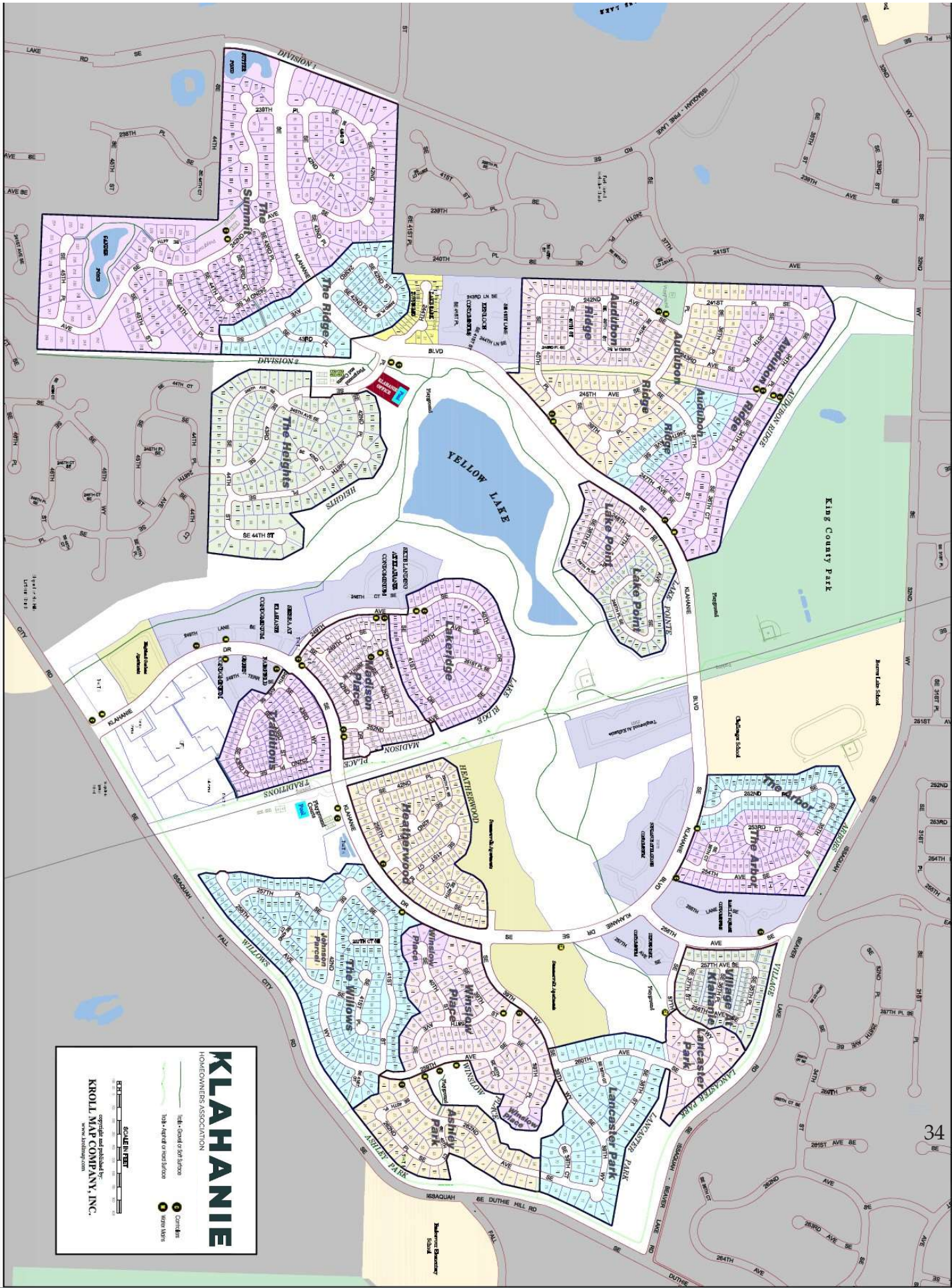
### Group swimming lessons have started:

On June 21, 2021, session 1 of our summer lessons started. Session 2 will open for registration on July 9, 2021 at 8 AM. For more information on our group lessons please visit our registration site.



### COVID restrictions expected to relax:

As we near June 30, 2021, we are expecting to see a relaxation in the COVID restrictions at the pools. Until then, we are not taking any further pool party reservations. We are encouraging residents to register in advance to secure a spot in the pools. If you make a reservation, you must arrive within the first 5 minutes or your spot will be given to those who are on the in-person wait-list. To see our pool



**KLAHANIE**  
 HOMEOWNERS ASSOCIATION

1/8" = 100' (1" = 1250')

1/32" = 10' (1" = 32')

1/16" = 5' (1" = 16')

1/8" = 2.5' (1" = 8')

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1/32" = 0.0000000000000000000000000000016652175163319453125' (1" = 0.000000000000000000000000000000832608

(RETURN TO OFFICE)

## ACKNOWLEDGEMENT FORM

I \_\_\_\_\_ (FULL NAME)  
I HEREBY CONFIRM I HAVE READ THE "WELCOME PACKET" AND UNDERSTAND THAT IT DESCRIBES THE  
CONDUCT AND BEHAVIOR EXPECTED OF ME AS A MEMBER OF THE KLAHANIE ASSOCIATION.

\_\_\_\_\_  
FULL NAME (SIGNATURE)

\_\_\_\_\_  
DATE

-----  
DETACH & RETURN TO KLAHANIE ASSOCIATION OFFICE TO BE ENTERED INTO OUR  
NEW RESIDENT RAFFLE

FULL NAME  
\_\_\_\_\_

EMAIL  
\_\_\_\_\_

\_\_\_\_\_  
PHONE NUMBER

## PERSONAL INFORMATION

FULL NAME:

\_\_\_\_\_  
LAST FIRST

ADDRESS:

\_\_\_\_\_  
STREET ADDRESS APT/UNIT#

\_\_\_\_\_  
CITY STATE ZIP CODE

HOME PHONE:

\_\_\_\_\_

CELL PHONE:

\_\_\_\_\_

EMAIL:

\_\_\_\_\_

MARITAL STATUS:

\_\_\_\_\_

SPOUSES NAME:

\_\_\_\_\_

## JOB INFORMATION

TITLE:

\_\_\_\_\_

EMPLOYER:

\_\_\_\_\_

WORK LOCATION:

\_\_\_\_\_

WORK PHONE:

\_\_\_\_\_

EMAIL:

\_\_\_\_\_

CELL PHONE:

\_\_\_\_\_

## EMERGENCY CONTACT INFORMATION

FULL NAME:

\_\_\_\_\_  
LAST FIRST

ADDRESS:

\_\_\_\_\_  
STREET ADDRESS APT/UNIT#

\_\_\_\_\_  
CITY STATE ZIP CODE

HOME PHONE:

\_\_\_\_\_

CELL PHONE:

\_\_\_\_\_

RELATIONSHIP:

\_\_\_\_\_