

HIGHLANDS COUNCIL

BUILDING COMMUNITY AT ISSAQUAH HIGHLANDS

Frequently Asked Questions

What is the Highlands Council?

The Highlands Council is the non-profit community entity with the responsibility of enhancing and ensuring the quality of life aspects of all of Issaquah Highlands and compliments the Issaquah Highlands Community Association, which focuses only on issues related to residential enforcement and maintenance under the CC&Rs.

What is the purpose of the Council?

The purpose is the development of a vibrant and caring community, promoting greater community involvement, life enrichment and sustainability of the entire community.

The Community of Issaquah Highlands: An essential component of building a sense of community involves listening to the voice of community stakeholders. The Highlands Council Covenant for Community creates opportunities for the stakeholders to build and sustain a sense of community for years to come.

What are Council activities?

The Council has responsibility to organize, fund and administer activities, services and programs that are necessary, desirable, and appropriate to fulfill the Council's mission. The Highlands Council manages the community center Blakely Hall, organizes community events like Highlands Day, and manages community communication tools like Connections Newspaper, www.issaquahhighlands.com, the weekly email bulletins and official social media sites.

What is the Covenant for Community?

There is a legally filed Covenant for Community filed on each residential unit that describes the responsibilities and governing aspects for Highlands Council. Six categories are covered under the Covenant:

1. The Community at Issaquah Highlands
2. Council Governance for Issaquah Highlands
3. Tools for Community Achievement
4. Connections and Community
5. Issaquah Highlands as a Special Place
6. Network System – Highlands Fiber Network

Why can't this be done under the Issaquah Highlands Community Association (IHCA)?

The Community Association is limited to concerns and issues affecting individual residential homeowners and residential common areas as define in the Covenants, Conditions and Regulations (CC&Rs). The scope of the Highlands Council is much broader and affects Multi family (rental units) and Commercial/Retail (shops), as well as Residential (Community Association- IHCA) to achieve the development of community.

Who are the stakeholders in the Council?

All homeowners in Issaquah Highlands are stakeholders in the Council at the time of purchase of their home as well as certain multifamily units (apartments) and commercial/retail units. As the Covenant for Community was adopted after the development of the first 422 homes in Issaquah Highlands (Phase I), these residents were provided a period of voluntary open enrollment in Highlands Council in the fall of 2006. 132 residents enrolled. There will be open enrollment opportunities for the remaining 290 residences. In the meantime, the 290 residences contribute to Highlands Council by paying a Transfer Fee at the time of sale of their home.

- **Are homeowners in Phase II stakeholders in the Council?**
 - All homeowners in Phase II became stakeholders in the Council on purchase of their home.
- **How do homeowners in Phase I become stakeholders in the Council? When can I become a stakeholder?**
 - By learning about all aspects of the Council and signing and recording a Council Participation form. Enrollment opportunities will become available with dates announced to all residents.
- **If I join the Council can I later decide to drop out?**
 - No. The stakeholder position in the Council is attached to your home, regardless of who owns it.

What benefits do homeowners enjoy by joining the Highlands Council?

- Opportunities to participate in the planning and design of Council projects.
- The opportunity to join community clubs and other activities the Highlands Council supports.
- Access to a free community newspaper, website, and weekly email bulletin.
- Access to the community center Blakely Hall.
- You are supporting community building activities, which enrich life in Issaquah Highlands.

Does my position as a stakeholder in the Council belong to me or is it attached to and remains with my home?

It is attached to and will remain with your home. Stakeholders who sell their homes agree to pay a “Community Enhancement Fee” at the time of re-sale.

In addition, will I be subject to the potential “Transfer Fee” this is outlined in Section 7.11 of the CC&Rs of the IHCA?

No, you will not. Stakeholders in the Council are exempt from any “Transfer Fee”. Only non-stakeholders (those residents in the early development) pay the Transfer Fee.

Are builders subject to the enhancement fee on sales of new homes?

No.

If I sign up as part of the Issaquah Highlands Fiber Network (HFN) am I automatically a stakeholder in the Community Council?

No, to join the Council you sign up on a separate document.

Why should I pay to participate in community events when I already pay homeowners dues and assessments?

Homeowner’s dues and assessments cover the cost of management of the concerns and issues of individual homeowners and neighborhood associations as well as enforcement of the CC&Rs on maintenance, repair and replacement of private roads and alleys, insurance, management, security patrol, accounting, utilities, and landscaping/irrigation of residential common areas. These assessments are established annually by the Finance Committee (resident volunteers) on behalf of the Issaquah Highlands Community Association. This budget does not include any income or expense towards events, activities, clubs, and maintenance of Blakely Hall.

Issaquah Highlands residents, retail, and apartment communities need to budget and fund this important part of the community vision to continue the development of a vibrant and caring community by promoting greater community involvement, life enrichment and sustainability of the entire community. This is funded through enhancement fees, transfer fees, sponsorships, fundraising, in-kind donations, user and rental fees paid to the Highlands Council. The Highlands Council operates from a separate budget.

Who composes the governing body of Highlands Council?

The Council’s affairs are governed by the Board of Trustees, each member with one equal vote. Members include community members and other stakeholders.

For more information on Highlands Council, call Blakely Hall at 425.507.1107