



## **Eagle Bend West Community Association, Inc.**

*In the greater Harbor Village community- a great place to live!*

### **Memo**

**To:** EBWCA Members  
**From:** Board of Directors  
**Date:** December 10, 2015  
**Subject:** New Website and Other Updates

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It's beginning to feel a lot like Christmas and a wonderful holiday season in Bigfork and our community!

A number of our residents (as official Bigfork Christmas Elves) helped to decorate the village, and our entrance and a number of homes are looking very festive.

The neighborhood turned another hue of beautiful with the light snow we received recently. But even our first spell of cold temperatures didn't keep neighbors from their walks. And as this is written the streets are clear and the sky over the river and lake is a bright range of grays as the sun flirts with breaking through.



Among the updates you may find interesting:


- Our new website is now available at [www.eaglebendwestmt.org](http://www.eaglebendwestmt.org). Our goals for the site are two-fold. First, we want it to be a user-friendly source of community information from governing documents to news items and contacts. Second, for those who arrive at the site as a result of a home or neighborhood search, we want it to promote our greater Harbor Village community as the best place in the Flathead Valley to live and invest. The site is only in a beginning phase currently, and will improve in look and content over time. For example, it is designed to have a password-protected community directory that we'll have more to say about in the future. Day-to-day site management will be by our property management company. In the meantime, let us know if you have site ideas anytime.
- We have received a professional landscape improvements design recommendation package for the northern Harbor Village entrance that serves the Eagle Bend West subdivision and for which we have assumed responsibility (with other neighborhoods managing and funding the other entrances.) The Board sought the package based on the work and recommendations of our Landscape Committee this year. We will be evaluating the recommendations and then seeking bids so that initial improvement work can begin when weather permits. Our hope is that we will have a fresh entrance look by early summer. (Entrance lighting improvements should be completed in the very near future.)

- On the Waldenberg/Weese Supreme Court appeal of the favorable Flathead County District Court ruling that affirmed our ability to administer and enforce our CC&Rs, the attorney for Waldenberg and Weese last month filed a reply to our lawyer's response to their appeal. The document continues to argue for overturning the District Court decision and for legal fees that could be significant. A decision is probably months away. We continue to operate in accordance with the District Court decision that we believe is sound. But we will be prepared for any Supreme Court decision.
- Owners of all but two properties are essentially current with dues payments. We'll have full-year financials sent to all owners in the latter part of January.
- We want to welcome new neighbors Tim and Drewellen Renschler of 204 Harbor Drive. Although their actual move-in won't be until the Spring, we're delighted to have them as part of our Association and community. Tim has been a commercial fisherman in Alaska, and Dru has been a software consultant. They are looking forward to the outdoor activities in our area, and plan to spend half of the year here and the other half in Arizona.

Finally, as we approach the inevitable heavier snowfalls this season, our excellent plowing contractor will be taking his cues from Dave Roberts and his property management team as to when to clear our streets for safety and adequate emergency response access. To maintain that safety and access it is important that driveway clearing not lead to snow's being pushed back into the freshly-plowed street. So, as always, we appreciate the courtesy of neighbors pushing their driveway snow to the side.

Let any of us, or Dave Roberts, know if you have Association or neighborhood questions or comments anytime.

Please travel safely during the holiday season, and know that we wish you and yours all the best at this special time.



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