



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

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

**To:** Members, Eagle Bend West Community Association, Inc.  
(Formerly Harbor Village Homeowners Association, Inc.)

**From:** Directors

**Date:** April 27, 2016

**Subject:** Updates and Beaver Damage Control Suggestions

With a sudden greening-of-the-neighborhood process underway as a result of warm temperatures a week ago and more recent rainfall, the community is beginning to fulfill its seasonal beauty potential! So we wanted to provide a few updates as neighbors think about spring projects, or coming back to Montana from wintering in warmer places (although winter in Bigfork this year was marvelous!).

First, however, we have a bit of a beaver alert. This week the critters (one seen at Eagle Bend Yacht Harbor being an estimated five feet long) came all the way up our canal and did considerable tree damage in backyards near the community Pavilion. So, we urge residents to paint or cage vulnerable trees right away. We will be doing the same for selected EBWCA common area trees. More important, in conversations with the Flathead County Health Department (that also talked with the Montana Department of Health) about beaver so close to homes, we were asked to remind residents that these animals can be aggressive and so should not be approached. And of course they should not be fed.



In addition, the County and Montana health agencies, and the Montana Department of Fish, Wildlife and Parks, all agree that we need to remove the beaver from our neighborhood. So our property management firm (that also manages Eagle Bend Yacht Harbor) will be contracting for that trapping and removal. We will cost share with the harbor association.

As for other updates, some of which describe parts of our program to update our almost-twenty-year-old-infrastructure:

- The Canal Street entrance signs (both the Harbor Village rock sign and the Canal Street sign at Holt Drive) are now well-lit. They look great, and residents have noted how much easier it is to spot our entrance off Holt.



- Work on the new entrance area irrigation and landscaping should start early next month. It should be completed by the time most summer residents are here.
- We will finally be shielding the Canal Street/Harbor Drive pump station box. We have approved a proposal and work initiation. Again, we hope to see completion by the time most summer residents arrive.

- Work continues on updated and revised Design Guidelines. They should be circulated to all residents soon for comment. John Cannon, Chairman of our Design Review Committee (that will actually approve the guidelines) and the Board are committed to ensuring transparency in this process to be certain we have maximum community support for guidelines and standards to maintain the character and value of our community.
- More broadly in the greater Harbor Village community, we are working well with the leaders of the other homeowner associations through what we are calling an informal Harbor Village Neighborhood Council on such things as continued shared funding and operation of the Pavilion. The other associations are also working their ways through adoption of CC&Rs, and considering how they might divide up and/or share the costs and management of their own common areas.

Finally, as you think about spring projects, or as you plan your return to the neighborhood, we appreciate your thoughtfulness in complying with our requirements related to Design Review Committee approval of exterior changes to your property, and with CC&R restrictions on parking campers, boats, trailers and the like on our lots. (See our [www.eaglebendwestmt.org](http://www.eaglebendwestmt.org) website for CC&R and Design Review documents.)

A footnote: As you know, there has been recent public and government agency attention paid to some high-profile development proposals and actions around the northern shore of Flathead Lake. That reminds us that, in addition to our design review process, lots adjacent to our canal, to wetlands, or to ponds likely require county, state and/or federal permits for any structures or for shoreline changes you may want to make. These may have significant non-compliance penalties. In addition, some of our canal and other lots also have specific 20-foot restrictive conservation/environmental easements that run with the property. We have a map on our website Governing Documents section showing general easement areas, but it is up to owners to know whether they have specific easements and to ensure compliance with them and with government permitting requirements.

Please let us know if you have Association questions, comments or suggestions anytime.



Stuart Cole  
406.837.0590



Dena Brunskill  
760.567.9250



Deborah Johnson  
406.471.4614



Gina Walthall  
702.858.5838



Bill Whitsitt  
406.309.0890

David Roberts  
Property Manager  
406.257.1302

[droberts@westernmountains.com](mailto:droboterts@westernmountains.com)

Eagle Bend West Community Association, Inc.  
P.O. Box 468 Bigfork, MT