



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.

From: Directors

Date: July 1, 2016

Subject: Updates and Summer Outlook

Our community is beautiful as our summer residents join the full-timers for a favorite season in Harbor Village. The eagles and osprey along the river seem to be more plentiful. And our wetlands wildlife, from heron to the little critters that it is fun to watch our foxes stalk, are beginning to entertain neighbors out walking or taking a break on the patio.

A number of community improvement projects are completed or are well-along. Principal among them is the re-design and implementation of the north entrance landscaping.



Less noticeable than the new and colorful plantings, repainted entrance sign and lighted street sign is the new irrigation system and the weed barrier mats that were laid. In addition, crushed granite mulch replaced the old bark, providing a bit of deer discouragement (they apparently don't like the feel of walking on the sharp rocks) and less maintenance.



The plan is to watch the array of color in the perennials this season to see if we need to add or adjust anything.

We also re-graveled the walking path between Canal Street and Harbor Drive and are screening the unsightly Bigfork Water and Sewer District pump station at the intersection of those two streets.

The other Harbor Village neighborhood associations and Eagle Bend West Community Association, Inc., are working together on funding and managing the Pavilion for both the near- and long-term. As part of this, we're glad that all have agreed that our property manager, Dave Roberts, is the Pavilion manager and coordinator. If you want to reserve the Pavilion, please contact Dave. He can provide copies of the use guidelines, fee schedules for certain non-resident-only uses and contract forms.



We'd like to welcome two new Design Review Committee (DRC) members, Linda Stordahl and Derry Weyerhaeuser. Both have been EBWCA residents for years, and join Chairman John Cannon on the Committee. They replace Jack Anderson and Julia Botic who have rotated off the DRC, and we very much appreciate their past service.

We also appreciate the owners and potential owners (even a couple across the canal from EBWCA) who have been diligent in checking in with the DRC and filing plans for exterior improvements, paint colors and the like as required by our CC&Rs. This is important, and DRC Chairman Cannon is committed to turning approval requests around quickly. He is also always available to answer questions. His contact information is on our website.

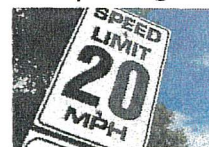
John will also soon be providing a set of draft design guideline updates to all property owners and residents for review and comment. The goal is to modernize the guidelines since, for example, we no longer need provisions on duplexes and townhomes and we have received inquiries about things like minimum house sizes.

Our finances remain strong, with all property owners essentially current on dues payments. So, although it should not currently affect any owners, the Board has adopted and posted on our website an updated Delinquent Dues Payment and Lien Policy.

We'll have more information on our finances and other matters at our Annual Meeting to be held at 3 pm on Thursday, August 4th at the Pavilion. A formal notice will be mailed in a few days. If you cannot attend the meeting in person, please designate a proxy so that you can be counted toward a meeting quorum and your preferences can be voted.

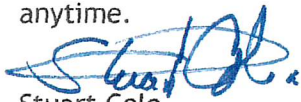
In preparation for our Annual Meeting, please let any of us know if you would like to run for a Board position or would be willing to serve EBWCA in other ways.

Thanks to all for remembering that we have strict governing document guidelines on lot parking or storage of boats, campers and the like. And thanks also for observing the 20 mph speed limit in our community. We do ask that you remind guests of the speed limit. We have lots of walkers, bikers and golf cart users around the neighborhood during the summer, and safety is a prime concern.



Finally, in the Community News section of our website (www.eaglebendwestmt.org) we post all our newsletters and occasional other items of interest. An example of the latter is a newspaper article suggested by resident Paula Smith on the importance of trees in protecting our shorelines from erosion.

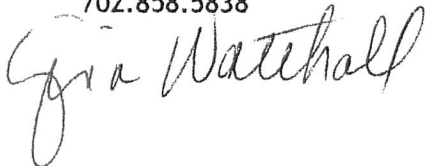
Enjoy the season, and let us know if you have Association questions, comments or suggestions anytime.


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