



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

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

**To: Members**

**From: Directors**  
Dena Brunskill  
Stuart Cole  
Deborah Johnson  
Gina Walthall  
Bill Whitsitt

**cc: John Cannon, Design Review Committee Chair**  
David Roberts, Property Manager

**Date: April 27, 2017**

**Subject: New Design Guidelines and Other Updates**

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With weather warming, the Lake rising, flowers budding and seasonal neighbors beginning to make their ways to Bigfork, it's a wonderful season to be in Harbor Village.

### **Design Guidelines**

We're especially pleased to be able to pass along just-approved revised design guidelines (DGs) for those lot owners contemplating home construction, and for those considering additions or modifications to existing homes during this construction season. Thanks to very significant resident input and the great work of our Design Review Committee chaired by John Cannon, you'll find the new DGs to be modernized and simplified.

Please read the attached cover memo to the Board, and the "redline" version of the DGs, to see the philosophy and process behind the final DGs that are also attached. Then if you have questions, please feel free to contact John Cannon at 949.725.4107.

A footnote: You will see in the memo, and recall from our last Annual Meeting, we do anticipate a separate project to examine potential changes to our Covenants, Conditions, Easements and Restrictions (CC&Rs) and will be looking for project volunteers.

We do want to remind everyone that the DGs and/or the Design Review Committee should be consulted for virtually any project that would change the exterior appearance of your property. And whether you are planning a project or not, the DGs have lots of good guidance on everything from outdoor light hues and placement to county and other rules and good practices to protect our wetland areas.

## Projects

A number of community improvement projects are underway this season:

- Canal Street entrance area color is being added by annual flowers in (hopefully) deer-proof hanging baskets.
- Beds and median areas along Canal street are being refurbished with new plants, improved irrigation and crushed shale mulch to match the entrance.
- A contractor has finally been found to redesign and replace the pump system for our principal water feature/waterfall.
- We'll be sprucing up our street, stop and speed limit (yes, it is 20 mph) signs, including exploring reflective coatings.
- The Eagle Bend Yacht Harbor has completed treatment of the harbor and our canal (with financial contribution from our canal-side residents) to suppress aquatic weed growth this season.



We will continue to work with the Yacht Harbor and others to reduce nutrient loading in the harbor and canal that lake scientists believe is a significant contributor to algae growth such as we saw increase last year. In addition to mandatory wetlands protection easements and landscaping setbacks most of our waterside properties have, all of us contribute to this problem. That's because our lawn runoff all goes into either our ponds or shallow water table - water from which ends up in the canal, harbor or river. So in addition to encouraging native grass buffers along our waterways, we urge residents to use (or ask your lawn care company to use) as little fertilizer, and as low-nitrogen/phosphorous products, as possible.

## Community Walk-Around

On Saturday, June 10, we'll have another community walk-around to look at our various projects and to identify potential new ones. This is always a fun event, providing an opportunity to reconnect with one-another as well as talk about the community as we stroll the entire neighborhood.

We'll meet at the Pavilion at 10 am on Saturday, June 10.

## Thanks

Finally, we continue to thank you for your support and input during the year.

As we have mentioned previously, although we've enjoyed our time as directors, several of us will be leaving the Board in August with the hope we'll see more Association involvement by others. With that in mind, we ask that you consider running for the Board, and perhaps recommending good candidates.

Remember to let any of us know if you have questions, comments or suggestions about our community anytime.

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