

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

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.

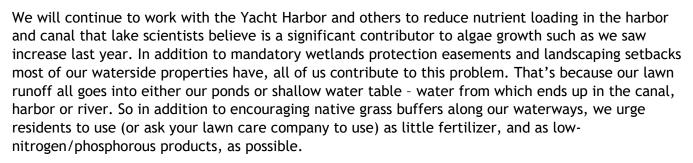
A footnote: You will see in the memo, and recall from our last Annual Meeting, we do anticipate a separate project to examine potential changes to our Covenants, Conditions, Easements and Restrictions (CC&Rs) and will be looking for project volunteers.

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.



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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