



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: April 9, 2018

Subject: Spring Update and Reminders

We keep thinking that the harbingers of spring should be more frequent and obvious. As the photo shows, the sky over Flathead Lake - although beautiful - has lots of clouds with a snow squall now and then. There is a hint of green in the grass. The snow around the neighborhood is melting, but piles from plowing remain. As this is written, a number of robins seem confused by the inch of new snow that is hampering their search for worms and nesting spots in 30-degree weather.



Updates

Despite heavy snow this season, we're pleased that plowing expenses will probably be reasonable overall due to the diligence of property manager David Roberts and the new snow plowing company helping us this year.

As we wait for warmer temperatures and more melting, we have well-above-normal snowpack in the mountains and see news reports of some predicted local flooding in the Flathead River drainage. We'll now watch U.S. Geological Survey data on lake inputs and outflows a bit more carefully, especially if we begin to see above-normal rainfall over the next months.

We have started the process of simplifying and updating our CC&Rs. The initial work of our CC&R Task Group led by Bernie Slogotski is much appreciated. We will have more information on potential changes with redline drafts for review and comment over the coming months.

Reminders

At this time of year all of us begin to think about spring and early summer home and property projects. So, we like to remind one another of some important considerations to avoid future problems. Among them are:

- If you would like to make an improvement that would perhaps change the appearance of your home or lot, and certainly if you plan new construction, you'll first want to carefully read our design review guidelines (DRGs). They are available on our www.eaglebendwestmt.us website. Updated recently, they provide lots of information and guidance on how to ensure that your project can be considered in a timely manner and that you have designed it to meet community standards. Members of our Design Review Committee can also visit with you.

- Related to, and mentioned in, our DRGs is the fact that we live in an area that has special water features with wetlands areas that have federal, state, local, and contractual, protections. For example, various permits (enforced by significant penalties) may be required for disturbance of waterways or vegetation in areas near the Flathead River, the Eagle Bend Yacht Harbor, or along the canal that borders the east side of our neighborhood. Most lots also have conservation easement-type setback requirements, and there is information on these on our website.

We want to especially thank all our residents for your help in improving and maintaining the appearance of the canal which is an asset to our neighborhood and is of critical importance to adjacent property owners.

When faced with the 2016 weed and algae bloom in the yacht harbor and canal, your association contracted with the Flathead Lake Biological Station for testing to determine its cause. Nitrogen and phosphate levels were elevated due to lawn fertilization. Adjacent property owners paid for remediation, but also good practice recommendations were made. For example, 20-foot natural growth no-fertilization buffers between lawns and the canal were encouraged and adopted by almost all owners (and are required for most lots). Our entire community was asked to think about reducing lawn fertilization because of our interconnected shallow water table. Switching to a product such as Milorganite may reduce nitrogen runoff into groundwater and the canal. Thanks to you, we believe we have seen significant improvements. We may retest the water this year.

A footnote: The Flathead Lake Biological Station scientists are available to answer questions on a range of topics. For example, when questions arose last year about mosquito problems in some areas, they confirmed research showing that disturbance to wetlands vegetation and natural areas can damage or destroy habitat in which mosquito egg-eating insects, birds and small critters live, hide, and find their best meals reducing mosquito populations.


Board Candidates

Please think about being a candidate to become a Board of Directors member. We could have three vacancies to be filled at our August 2 Annual Meeting. There is no guarantee that we will have enough candidates based on lack of response to our previous memos. Given that we have made excellent progress over recent years in improving our community, it would be a shame if that progress were not continued by a full Board of committed property owners. Please contact any of us to talk about what Board membership entails, how we operate, and the like.

Thanks for your support, and for your comments, questions, and suggestions any time.


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