



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 21, 2018

Subject: Annual Meeting Reminder and Updates



The neighborhood is blooming and beautiful. Summer residents are here and enjoying this wonderful community. And at our EBWCA Annual Meeting on August 2nd we'll talk about lots of positive things our Association is doing - even with our lowered dues rate.

As we have pointed out previously, we will have three members leaving the EBWCA Board after the Annual Meeting, so we're still looking for at least one more candidate to fill a vacancy. While it would be nice to have another fulltime resident on the Board, anyone is eligible, and we know that many owners have much to contribute to our Association. So please let any of us know if you, or someone you know, would be willing to be a Board candidate.

At the Annual Meeting we'll also talk about the status of work to acquire title to our roads, and about work underway to simplify and update our CC&Rs. On the latter, we had thought we might be able to at least circulate a draft of proposed technical, or "cleanup", items for consideration. However, the drafting task has proven to be more of a challenge just because of the past developer and other complexities we have had to deal with. So, we'll provide a status report and talk about a draft circulation and resident comment procedure that we can perhaps start in the Fall.

If you cannot attend the meeting Thursday, August 2, at 3 pm at the Harbor Village Pavilion, please sign and return the proxy form you should have received by mail and/or email. It should be sent to Dave Roberts at Western Mountains Property Management. His contact information is below.

We also want to provide some brief reminders and updates:

- The speed limit in all of Harbor Village as well as Eagle Bend West is 20 mph. We continue to have requests to improve compliance with this limit, and we will be improving signage. But we ask that residents remind guests and contractors of the speed limit.
- Some neighbors report seeing unsupervised children driving golf carts on streets in Harbor Village and Eagle Bend West - even on Holt Drive. In one or more cases multiple residents report very unsafe driving, children standing on the back of the cart, and the like. Apart from applicable state law on golf carts and drivers, please help us keep our

kids safe and avoid potential individual or community liability by preventing unsafe underage driving.

- We encourage our four-footed friends to enjoy the summer weather walking the neighborhood with their owners. But please remember that Flathead County requires that they be on leashes, as do our governing documents. And we thank owners for carrying and using their poop-pickup baggies.
- Those who enjoy the community Pavilion, and who may use the restrooms there, are asked to not leave the restroom doors ajar when you leave. In addition, we ask that the facilities be left clean and neat. We are also asking the same of all contractors and others who are permitted to use the restrooms.

Also, don't forget that Harbor Village and Eagle Bend West residents simply need to reserve the Pavilion with our management company for family or other personal events - free of charge. Other use by non-residents may be allowed, but only under the guidelines, and for fees, that are posted on our website.

- Finally, unless or until there are future changes to our CC&Rs, we continue to restrict most parking of campers, boats, trailers, or construction equipment, or use of tents, on EBWCA lots. Please check these provisions and help us ensure that they are followed.

We have agreement that the four other homeowner associations that, in addition to EBWCA, make up the Harbor Village Neighborhood Council (with a total of 168 owner-members), will be asked to pass along the same reminders to contractors as well as their owners, residents, guests who also enjoy walking, driving and biking through the entire Harbor Village area.

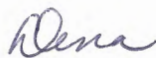
Always know that we appreciate your questions, comments and suggestions, and we look forward to seeing you at the Annual Meeting!



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