



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 20, 2020

Subject: Memo to Members: Spring 2020 Update

There are glimmers of Spring in our community - and we are cheered by them!

In addition, we may be seeing glimmers of potential easing of coronavirus pandemic requirements and restrictions that have significantly altered life in Bigfork as they have elsewhere. This was signaled by the Governor late last week, despite his headline-making pronouncement the previous week about likely continuation of restrictions. Bottom line: Stay tuned.



Those here in Eagle Bend West are physically distancing to be safe - although not entirely socially distancing thanks to phone, Internet, and being able to keep 6+-feet-apart-when walking the neighborhood. And masks are more common, some quite fashionable!

We want you to be safe wherever you are.

Here are a few brief update items from your EBWCA Board of Directors:

- In addition to COVID-19 restrictions that have led to business closures or cutbacks, those related to travelers coming to Montana are being watched for possible easing. There are now new highway alert signs for travelers, and Montana National Guard members are still stationed at airports and train stations to interview arriving passengers. The Guard members are equipped to take temperature readings and are reminding that there is a mandated 14-day self-quarantine expected for those arriving or coming back to the state for non-work-related purposes. That order was issued on March 30, and is in effect until April 24, although we don't know yet whether it will be eased or extended. We expect to know more over next days. Details are always available at the Governor's Coronavirus Task Force website: <https://covid19.mt.gov>.
- As property manager Dave Roberts has communicated, we expect that the Pavilion will remain closed for a period until we are more certain that its use, and the use of its restroom facilities, will not increase COVID-19 risks.

- Those in the greater Harbor Village community that includes EBWCA are doing a number of things to help those hurt by the economic fallout of the coronavirus situation in Montana. One major example of need is the Bigfork Food Bank, about which you should have received a separate email from Dave Roberts.
- Our own David McIntyre is leading a Harbor Village Neighborhood Council effort to be available to help quarantined and/or high-risk individuals meet shopping or other needs.
- The 2020 EBWCA Annual Meeting (3 pm on Thursday, August 6) will be especially important this year since we expect to hear proposals and begin the ratification vote process for updates to our principal governing document, our 1997 Declaration of Covenants, Conditions, Easements and Restrictions (CC&Rs). In advance of the meeting we will circulate a compilation of proposed “housekeeping” amendments designed to clean up and simplify the CC&Rs, many provisions of which have not applied to EBWCA since the Harbor Village-wide restructuring of homeowner association jurisdictions and responsibilities several years ago. In addition to a vote on those proposals, we may have several other separate votes on other items that have been proposed to the Board by groups of residents from time-to-time. So please mark your calendar.
- Design Review Committee Chairman Steve Dompier reports that he has received plans for another home construction project on Harbor Drive, and that a couple of completed homes will see implementation of their landscape plans finished in the near future. He is always available (at 406.837.0133) to discuss any project that would change the external appearance of your property.
- We will be considering some modest landscaping improvements along the south side of Canal Street just inside the community entrance as soon as a proposal is finalized by the Landscape Committee. This area, along the Montana Athletic Club tennis court fencing, and a bit beyond it to the west, was not included in the entrance improvement work completed over the last couple of years.
- The current COVID-19 situation permitting, we are planning a neighborhood walk-around on Saturday morning, May 30, beginning at 10 am at the Pavilion. Always a popular event, everyone is invited to walk the neighborhood to look at our common areas, help the Board and Landscaping Committee with any input, and simply visit with neighbors. If this date changes, we will let everyone know.
- Adjusting to coronavirus-related concerns, area realtors are finding creative ways of showing properties in our area. We, the realtors, and the associations represented by the Harbor Village Neighborhood Council are still hoping to be able to do an in-person social and informational event in early summer to highlight the attractive features of all neighborhoods.


- The owner of the riparian wetlands neighboring our community along the Flathead River has sent cautionary letters to all adjacent homeowners, but all neighbors may be interested in its message. Montana's Outdoor Legacy Foundation points out that while enjoyment of the wetlands, including low-impact floating there, is encouraged,

...motorized boating activity can be extremely destructive to the natural vegetation (primarily cattails) which break up wave action and protect the Foundation's and your properties from erosion. To reduce potential for continued erosion, please refrain from using motorized personal watercraft on or across the Foundation's wetlands. In addition, cutting away or removing natural vegetation (living or dead) and/or digging to provide better boating access is not allowed on Foundation property.

(Note: Natural features in and around our community help to make it the premier one on Flathead Lake. We periodically remind residents and guests that our governing documents recognize the value of wetlands, many neighbors observe voluntary set-backs even beyond the mandatory ones tied to many canal-side property deeds, and there are pertinent county zoning setback requirements for all properties. In addition, riverine wetlands and banks are subject to an array of federal, state, county and Flathead Conservation District protections that may lead to significant penalties if violated.)

We thank you for your engagement and support as we work to maintain and enhance our community. Any time you have suggestions, comments or questions, please let one or more of us know. We value your input!


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