



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: January 28, 2020
Subject: Memo to Members: YE Financial Summary/ Security & Other Updates

The Christmas reindeer have left our community entrance and are snuggled in storage until next year. They missed any real winter.



Instead, we've had relatively mild temperatures and a mix of overcast skies with light rain, sunny days, and nights now and then with a brilliant moon and stars.



Nick Spiker, who does lots of photography in our region, shot this from Wayfarers Park.

We still have had only a few inches of snow, although Whitefish resort has led the nation's ski areas in powder and residents and visitors alike

have been taking full advantage!

Rumor has it that some long-term forecasts (and residents) are predicting colder temperatures and more snow in February - and we remember last year...

Year-End Financial Summary

We begin 2020 with a good community financial picture of the prior year.

Treasurer Stuart Cole reports that our expenditures exceeded income slightly for 2019 due to several unexpected expenses. They included Canal Street tree trimming, legal expense related to early CC&R updating preparation work, and drain cleanout following an unusually severe rain event in early fall.

The overages were largely offset by under-spending in some areas and a robust contingency allowance. The remainder was easily absorbed by our operating fund accumulation left from several years of spending under budget.

Here are 2019 highlights and significant variances:

		Budget	Variance
2019 Operating Income:	\$61,675	\$60,320	+ 1,355
Operating Expenditures:	63,982		+ 2,307
Legal fees	7,075	4,500	+ 2,575
Tree Maintenance	7,300	3,500	+ 3,800
Irrigation Repairs	3,013	500	+ 2,513
Waterfall Maintenance	604	2,200	- 1,596
Road Crack Sealing	1,710	3,000	- 1,290
Contingency	5,930	5,930	0

YE 2019 Balances

Operating Reserve	32,073
Capital Reserve	50,059
Road Reserve	58,557

The bottom line is that we continue to be in strong financial condition, able to address even unexpected events and contingencies despite being in the fourth year of reduced or constant-level dues.

Anyone wanting a copy of the full 2019 financials may call Dave Roberts to request them.

Security

This winter we've had a couple of security incidents in the greater Harbor Village area. One in Lake Nine Villas resulted in theft of some items after a front door accent window panel was broken out. The other was a young man caught on a home security video apparently looking in a rear window of an Eagle Bend West home around 6 am. In neither case was the homeowner present.

Even though these incidents are relatively minor in nature, we have asked the Flathead County Sheriff's office to conduct more frequent patrols in our area. We are also considering adopting the Sheriff's Neighborhood Watch deterrence program. Other measures are being considered as well.

Most important, we're already seeing year-round residents being more vigilant. We thank them and encourage all residents to report to Dave and to the Sheriff's office any suspicious vehicles or individuals in the neighborhood. We also believe that home security systems and cameras with appropriate deterrence stickers or signage are always good ideas.

Especially since many of our neighbors leave for parts of the year, it is important to not signal that you're away. For example, delivered items should be picked up by neighbors, newspapers should not be allowed to collect, driveways can be cleared by a neighbor or contractor, and an interior light or two can be put on a timer with random settings.

Thanks and Reminders

Each winter we like to thank residents who are courteous to their neighbors - and respectful of our roadway plowing budget - by making certain that snow from driveway clearing is pushed or blown to the side, rather than into our freshly-plowed streets.

We also thank residents who are diligent in following our exterior lighting guidelines with respect to both warmer color tones (yellow or white), placement, and shielding.

And since this is the time of year when we all start thinking about spring projects, we like to also remind residents that any exterior appearance changes on our lots, or to our homes, must be approved by our Design Review Committee (DRC) to ensure that they conform to our Design Review Guidelines. This process is usually best started by an informal visit with DRC Chairman Steve Dompier. His phone number is (406) 837-0133.

Coming Up

In a future memo we'll have some ideas on spring tree care and spraying.

We'll also plan a neighborhood walk on a Saturday morning, probably in mid-May, to get early-returning and winter-long residents out and about to see how our common areas are doing, and to visit about our neighborhood in general.

Stay tuned.

In the meantime, always let us know what's on your mind. You may also watch the www.eaglebendwestmt.us website for Board meeting schedules and minutes. Our governing documents and Design Review Guidelines are there as well.

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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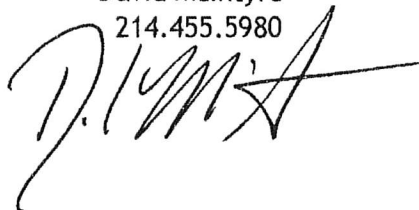


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