



## ***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: June 3, 2020**

**Subject: Memo to Members: Early Summer Update**

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The grass is green, plants are blooming, and the early summer evening skies are gorgeous at Eagle Bend West!

Our common areas are looking good, and projects small and larger are in process to further reflect the fact that our community is premier among those around Flathead Lake.

All this -- and more -- was talked about among the twenty EBWCA owners and residents who recently participated in what has become a regular spring/early summer community “walk-around”.

With many part-timers not having seen their friends and neighbors since returning, the stroll through the community with Board members and Property Manager Dave Roberts provided good catch-up time for everyone - both on how others had fared doing over the unusual pandemic winter and on the neighborhood and its appearance.



The group heard reports on such things as the work to be done this fall to complete the landscape upgrading along Canal Street. The final phase will be west of the Holt Drive EBWCA entrance, mainly on Canal Street’s south side along and past the Montana Athletic Club tennis courts. There will also be several small parts near the waterfall feature north of Canal and at several nearby corners.

Dave Roberts explained some completed and planned maintenance, such as to drains that have been inspected and cleaned, and one that will have more work done. He also talked about work to be done on a couple of heaved-up sidewalk sections. Design Review Chairman Steve Dompier updated everyone on construction plans related to a couple of lots.

Those on the tour took particular interest in some common area and private lot places where they plant bed maintenance and tree trimming questions were asked and suggestions were made, all of which will be followed up. In addition, although common area trees are sprayed under contract by EBWCA to guard against pests and disease, owner responsibilities and treatment options for their trees, were discussed. (See the separate article below.)

We thank all those who were part of the tour, and the Board will certainly be pleased to consider more than one such walk each year as was suggested during the one just held!

On other items:

- Area realtors continue to highlight our Eagle Bend West neighborhood and the greater Harbor Village community - with wonderful first impressions gained increasingly online!

(This includes searches of our own [www.eaglebendwestmt.us](http://www.eaglebendwestmt.us) website where potential buyers see our governing documents, design review guidelines, Board meeting minutes and newsletters like this one -- with community photos.)

We're told that more mature buyers are now following the lead of younger folks who have been looking at property - and purchasing sometimes sight-unseen - by going to traditional and specialized websites for listings. And these listings may attract



attention by unique photos of our community (perhaps even of our sunning canal turtles or the adjacent Eagle Bend Yacht Harbor and golf course with their families of geese...)



Rather than spending a number of days in Bigfork to scope things out initially, a call or visit may be more to focus with a local realtor on something spotted online.



In fact, one realtor in our area says that a recent Monday morning Multiple Listing Service post received 400 hits within 24 hours!

Bottom line? Keeping our homes and community looking exceptional, and appreciating and highlighting our neighboring amenities, may help lead to exceptional buyer interest.

To support our community -- and our conviction that it is the premier place to live in the Flathead Valley - your association leaders join others from the broader Harbor Village Neighborhood Council periodically to share information about our neighborhood with area real estate brokers and realtors.

- There are a number of beautiful green ash trees in our neighborhood, and some have had infestations of aphids, which are small sap-sucking insects. As noted, we contract to have common area trees (for example, all along Canal Street from the community entrance to the Pavilion) treated for insects and disease, and trimmed. However, property owners are responsible for maintaining their own green ash trees along with their other landscape plantings. Some contract options include Turfmaster Lawn & Tree Care (406.755.4445) and Okamoto Arbor Care (406.756.1890).



Greg Faul tells us that, for do-it-yourselfers, high pressure water spray is adequate for small- or medium-sized trees and knocks aphids to the ground from which most cannot ascend the tree. Adequate tree hydration is necessary during dry and hot weather. Imidacloprid, a systemic insecticide, can be applied to the base of the tree but can take up to 6 weeks to work. Foliage insecticidal soap or Orthene (an insecticide brand) can be applied to the leaves. Many insects will prey on aphids, but ants will protect them for their honeydew production, if ants are very numerous on the tree, eradication of the ants maybe helpful.

Aphids usually don't kill trees, says Greg, but curled leaves and lost branches can occur. Removing leaves under the tree will help remove aphid eggs.

Additional info is available at the Flathead County Extension office (406-309-0890).


- We thank those already noticing the increase in walkers, joggers and bikers (young and old) in our neighborhood this summer - and watching their speed accordingly. We do have a 20-mile-per-hour limit for safety, and that also allows our guests and us to enjoy the beauty of our community as we drive through it.



Thanks to Anita Cole for photos in this edition, and to all who are so engaged in our community and who work to keep it beautiful.

Be sure to let any of us know when you have a question, comment, or suggestion.

  
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