



## ***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.**

**Date: April 30, 2021**

**Subject: Memo to Members: Spring (Maybe) in the Air...**

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The bravest of the little daffodils and young magnolias are starting to peek around the neighborhood. And the periodic sunny afternoons seem to now outnumber the fits of snow and rain squalls. So, thoughts turn to more outdoor time - and projects.



In the neighborhood, Western Mountains Property Management has completed Spring crack sealing of the community streets. Annual irrigation pump reinstallation is finished. And seasonal landscape work is about to start.

### **Real Estate and Construction**

The tight real estate market in the Flathead Valley is certainly felt here at Eagle Bend West and in the greater Harbor Village area around us. Homes have been selling faster. Inventory is stretched in some categories of homes. And prices have risen.

We're also seeing movement toward purchase of some lots that had not seen as much interest until recently. And as we've reported previously, our Design Review Committee (DRC) has been busy answering questions from prospective buyers and builders. They've also been working their way through construction and exterior remodeling applications.



Currently, significant remodeling projects are underway on Harbor Drive and Canal Street. Ground was also just broken for a new home on Harbor Drive. We compliment the builders working in our community for keeping construction sites clean and minimizing disturbance.



The Committee is awaiting a completed application packet for yet another Harbor Drive home.

### **Design Review**

Residents and property owners are always encouraged to read, understand, and follow the EBWCA Design Guidelines carefully, whether for new construction or for a remodeling project that may change the exterior appearance of a lot. Doing so is very important to ensure compliance. It is also more likely to lead to a smooth approval process and a pleasant construction experience.

While the DRC is not able to provide informal approvals or requirement waivers, it is available to answer questions. However, most are best asked once an owner has become familiar with the Design Guidelines.

## Good Neighbor Appreciation

As the weather improves and our snowbirds return, we thank all we've seen with their dogs on required leashes (not electronic collars), and picking up after their pets. As good neighbors we also want to respect adjoining Montana Athletic Club and rally area private property by not allowing dogs loose on them.

## Good Canal News

Many canal-side residents remember the terrible algae bloom there and in the Yacht Harbor a few years ago. Slimy, stinky green stuff and clogged boat motors were no fun. But there is good news!

After testing and simple good practices advice by Flathead Lake Biological Station scientists, residents made immediate progress in reducing the nutrient loads that gave the algae a feast. Almost all owners on both sides of the canal helped, whether they were among those with conservation easements on their property or not (which can be seen on a map on the EBWCA website's Governing Documents page). They immediately started leaving a 20-foot-or-so no-mow-no-fertilizing zone along their shores. And it didn't take long to see improvement.

A retest by the EBWCA and Eagle Bend Yacht Harbor late last year led one scientist to state:

*The results show that the Harbor (including the canal) is doing well. The Nitrogen concentrations are a bit higher than the main lake body, which is expected, and these are not worrisome. Phosphorus is elevated relative to the main lake as well, but this should be expected as well given the overall depth of the harbor, the amount of wetland plants and shoreline issues... The Chl a (Algal biomass) is low and on par with the main lake concentrations.*

So, congrats -- and thanks!

## Volunteers Tackle Shoreline Erosion



Volunteers from EBW and beyond, led by the Flathead Conservation District, recently planted lots of saplings of three different varieties along parts of the Flathead River riverbank property owned by Montana's Outdoor Legacy Foundation. Partially an experiment, the saplings may help slow bank erosion that has been increasing in recent years for a variety of reasons. We appreciate all who helped!

## Community Walk-Around

Please mark your calendar: Our annual walk around the neighborhood is Saturday, June 12, at 2 PM, starting at the Pavilion. This is always a fun time to reconnect during a stroll of the entire community to see what's blooming, what needs attention-- and to be reminded that we live in a premier place!

Stay tuned for more updates as the weather improves, and we'll look forward to seeing you - outdoors!

  
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