



Eagle Bend West Community Association, Inc.

In the greater Harbor Village community- a great place to live!

Date: November 28, 2022

Subject: Memo to Members: 2023 Dues to Remain Flat

Our Eagle Bend West reindeer greeters are looking good at our Holt Drive and Canal Street community entrance! They don't seem to mind a bit of snow still on the ground, and even enjoy providing a some holiday bling at this joyous time of year. We thank our volunteer reindeer wranglers for getting our little herd into its welcoming spot again!



2023 EBWCA Dues

Despite generally rising costs in our economy that are projected to continue in 2023, the EBWCA Board of Directors has decided to hold Association per-lot dues at \$443 per quarter. That action was taken at the November 21 Board meeting following unanimous adoption of a 2023 budget based on the proposed draft circulated previously to owners in accordance with our governing documents.

Treasurer Kevin Kleckner explains that maintaining the dues level is possible for several reasons. One is that we have some of our larger multi-year contracts for services effectively capped or constrained as to price increases for the coming year. Another is that, as the proposed draft budget showed, some spending categories had already been increased at least by single digit percentages in anticipation of inflation effects. And, slightly lower-than-expected spending in late 2022 will result in higher operating reserves going into 2023. The only material change to the proposed budget was addition of an \$825 administrative expense item for professional help in preparing minutes to more fully explain, document and publish deliberations and actions of the Board. That cost is absorbed by reallocation from expected lower street sign maintenance and social event items and does not increase the budget total.

The \$443 continuing quarterly dues assessment will be shown on your first-quarter 2023 invoice to be sent next month. Your bill will show that the dues total includes allocations of \$353 to operating expenses, \$60 to the Capital Reserve and \$30 to the Road Reserve.

If you would like to have a copy of the final 2023 budget, please contact Property Manager David Roberts. If you have budget questions, please contact Kevin Kleckner. Their contact information is below.

Real Estate Listing Scam Alert

Especially during holiday periods, it is important to not give scammers any reason to celebrate. So, we provide this information and word of caution.

One of our homeowners recently received an inquiry about a property of his that had been seen listed for sale on a popular real estate website. His property, however, wasn't for sale.

A scammer had apparently been able to acquire enough personal information about the owner, and use a ghost phone number, to be able to convince a realtor to list the property.

Fortunately, the owner's fast and significant work with the listing realtor led to the listing itself being removed. After we flagged the situation for the Montana Realtors Association, another such case was found. The MRA has moved quickly to provide realtors with both an alert and additional recommendations designed to catch fraudulent listing attempts and prevent illegal and even unknown-to-owner property sales that could be costly.

The caution to owners and realtors: Be watchful, take care, and communicate about any inquiry or potential transaction that doesn't seem right.

We're Grateful

Thank you for your support of our community. We hope you had a wonderful Thanksgiving, and have a blessed Hanukkah, Christmas and New Year ahead.

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