

News of the North - a Mid-Year update on Eagle Bend Bend North - March 2018

Road Committee News

The neighborhood roads continue to serve the EBN community well. While they are approaching 24 years old, as residential roads they rarely see high volumes or heavy loads. They do, however, experience wear typical of the Flathead Valley. This means regular maintenance is important and periodic investments necessary to minimize costly repairs.

To this end, the streets were swept and cracks sealed when the roads settled after the spring thaw. A second sweeping was conducted to remove excess gravel left behind from the 2016 Chip Seal project. In the summer, Badger Excavating was contracted to power clean culverts identified as partially or fully blocked. This is the first time the culverts have been cleaned. Given the positive report from the contractor, including a reduction in the number of culverts requiring a cleaning, we do not expect to repeat this activity for several years. Water drainage is an on-going concern for EBN and the golf course, especially along lower Bridger Dr. Please do not block or bury culvert inlets or outlets.

Looking ahead to 2018 and beyond, the board is monitoring lower Bridger Dr., which showed some extra heaving and cracking from the tough 2016/2017 winter. We will reassess the need for more in-depth analysis after the 2017/2018 winter. The board is also monitoring the condition of the Golden Bear connector between the Eagle Bend and Eagle Bend North neighborhoods. There is some degradation of the road edges into the wetland areas. While repairs do not appear to be an immediate necessity, we must plan for the future. A few board representatives have initiated discussions with the Eagle Bend HOA President and Eagle Bend Golf Course Superintendent to review the usage of this shared connector as well as discuss options.

While the 2016 Chip Seal should protect the road surface a few more years, eventually the roads will require resurfacing i.e. a new topcoat of asphalt. This will cost an estimated 2-3x as much as the 2016 chip seal project. The board has been preparing for this by allocating a sizable portion of the annual dues to the road fund. This will reduce, if not eliminate, the need for special assessment when the time comes.

Our roads are critical to the enjoyment of the quality of life in this community. We can all help by keeping an eye out for issues and reporting them promptly to a board member or Western Mountain Property Management. Let's keep the roads safe!

Yearly HOA dues increase, effective January 1, 2019

The Board of Directors voted to increase HOA dues by \$96 per year, meaning that HOA dues will be **\$576.00 effective January 1, 2019**. Major expenses are coming and our HOA must be proactive in preparing for them. Specific details will be explained at the **Annual Meeting on August 7, 2018**.

Nominating Committee News

Two open Board positions will be elected at the Annual Homeowners Association Meeting on August 7, 2018. **Derek Swank and Jim Valentino have expressed interest in these Board positions.** Please let Steve Armstrong know before June 1st if you wish to seek a place on the Board. Steve can be contacted at steve1981@earthlink.net Nominations can also be made from the floor during the **Annual Meeting on August 7, 2018.**

Renting your Home

Eagle Bend North has never had a written rental policy. Nothing was mentioned in the original Declaration from 1993, and there was no mention of a rental policy in the updated CC&Rs in 2011. Article IX, Section 1 of the 2011 CC&Rs simply defines each property for Single Family Occupancy. Each residential unit shall be used only as a single family residence.

With the growing popularity of AirBnB and VBRO, is there a need for Eagle Bend North to create a rental policy?

Articles about the VRBO and AirBnB in the Flathead have been in the local print media.

KALISPELL, Mont. (AP) — Flathead County commissioners have approved changes to rules regarding short-term rentals such as Airbnb and VRBO.

The Flathead Beacon reported (<http://bit.ly/2rj8KaR>) Friday that the new changes will allow homeowners to rent out their homes for time periods shorter than 30 days. The property owners will need to obtain permits from county and state departments before they can legally begin to rent out their homes.

The update regulation also includes rules on maximum occupancy and requires property owners to have enough parking spaces, staying true to homeowner associations and covenants, having a contact person available 24 hours a day for emergencies or problems and prohibits signage other than address numbers.

The county will continue to hear any complaints people have after permits have been issued.

Change of contact information

If your contact information has changed, please email those changes to our Property Manager Dave Roberts. Dave's email address is droberts@westernmountains.com It is important to our HOA and our Property Manager that your contact information be up-to-date.

Pets on leashes

ALL pets outside of the home must be on a leash. There have been some issues with off-leash pets chasing cars and residents.

Eagle Bend North website

Eagle Bend North has a website: <http://eaglebendnorth.com> The website has a dropdown menu that lists the Homeowner's Roster (password protected), information regarding dues, CC&Rs, Bylaws, Architectural Controls, Board and Committee Contacts and Board Minutes from the past several years.

New Construction

Three new homes are under construction in Eagle Bend North. One that is close to completion is on Bridger Drive. New homes on Whitetail Court and Cougar Loop are just starting. Another home is in the planning stages for Badger Court, but that could be a year or two before construction begins. The new homes under construction were reviewed and approved by the Architectural Review Committee.

New Construction, contractors and "construction dogs"

Contractors and their crews love bringing their dogs to the construction site. Eagle Bend North's pet rules about having dogs on leashes apply. Please inform your contractor.

Architectural Review Committee.

ARC is a critical component of Eagle Bend North. This committee reviews plans for new homes and any additions or alterations to existing homes. If you're going to paint your home, seek ARC approval. If you wish to make an addition to your home, seek ARC approval. If you're going to remove trees, seek ARC approval. The Architectural Review Committee recommends that you extend the courtesy to your neighbors and all of Eagle Bend North by having any alterations to your home reviewed and approved. **Article VII Section 4 of the CCRs** (updated 2011) clearly states that "The Architectural Review Committee shall have a continuing role in the approval and disapproval of proposed changes from the original design and construction of buildings and improvements . . ." **Contact information for the ARC is on EBN's website.**

Snow Plowing and driveway snow berms

The Flathead Valley has had one of its largest snowfalls and longest winter in many a year. The last large snowfall was on February 18th, with other snowfalls and ice storms on February 24th and March 3rd. There was some inconsistency with our plow service early this season, but Dave Roberts was able to find another snow plow service for February. Many of us were pleased with the result and we hope to secure this person's service next year.

A problem that arises is snow berms at the end of the driveways, especially after snow storms where there is 8-inches plus of snow . We are aware that some of our residents are not able to remove that snow berm on their own. Next season, we will work with the snow plow service to make certain that those who are unable to remove their own snow berms will have theirs removed by the plow service. Some of our residents have their own snow removal service, even during the winter when they are gone from Eagle Bend North.

Speaking of snow removal

When snow blowing or plowing your driveway, please do not move your snow into the streets.