

*News from the North*  
Eagle Bend Bend North - March 2020  
(edited by Steve Armstrong)

**Annual Meeting**

**Eagle Bend North's Annual Meeting will be held on Tuesday, August 11, 2020**, at the Eagle Bend Yacht Harbor Club House. **The meeting starts at 9:00 a.m.**

**General News**

As you are all probably aware, the Golf Course will be going through a lot with the total destruction of their Club House by fire in mid-February.

**Dogs on the Golf Course**

Late last summer, Eagle Bend Golf Club Membership Director Jim Fagan sent out an advisory concerning dogs on the golf course. Eagle Bend Golf Club does not want unleashed dogs running free on the golf course and doing their business while owners turn a blind eye.

They have a couple of simple rules that all dog owners must follow: [1] All dogs need to be on leashes at all times and [2] owners must pick up after their dogs and take the waste home to be disposed of.

Mr. Fagan advises that if these simple guidelines continue to be broken, that dogs will be banned from the golf course, including walking paths. It would be a shame if all of us are banned from using the cart paths for our walks due to the inconsideration of a few dog owners.

**Home break-ins**

There were a couple of home break-ins during the winter months. Snowbirds should advise their neighbors when they'll be gone and provide contact information. There are plenty of us who remain in Eagle Bend North full time.

One resident in the townhomes near the Golf Course Club House witnessed a person attempting to open his back door, all caught on a security camera.

In speaking with some neighbors who have security cameras, it has become apparent that these systems can be useful both as a deterrent and in giving law enforcement images of those who are trying to break into property.

## Water irrigation issues from Eagle Bend Golf Course

On November 1, 2020, EBN Property Manager David Roberts received the following letter from Michael Wynne, Director of Golf at Eagle Bend Golf Course:

Within [Eagle Bend Golf Course's] irrigation map, there are a few "stub-outs" or "take-offs" that run across golf course boundaries and into HOA property/common area. When we charge up our system in the spring [2020], those lines and the irrigation water they provide, will no longer be serviced and supplied by the golf course.

The following is a list of the eight areas that will be affected:

- South Entrance off of Hole #8
- Marquee (Bridger) off of Hole #10
- Marquee (Bridger) off of Hole #11
- Rice Park off of Hole #12
- Whitetail Court off of Hole #13
- Colter Loop off of Hole #14
- Colter Loop off of Hole #15
- Marquee (Golden Bear) off of Hole #15

Please make your landscapers aware of this so plans for spring/summer can be made according.

At one time, many years ago, this arrangement made sense as the golf course owner and residential developer was one in the same. Now, with the home sites nearly all built out, we no longer feel this assistance falls to the golf course. This, along with other hand-shake agreements with the various HOA's will be under closer scrutiny going forward.

Property Manager David Roberts continues to try to set up a meeting with Eagle Bend Golf Course since receiving this message, and as of this newsletter, the Golf Course has not responded. Please be aware that David and the Board wish to resolve this issue to the satisfaction of all parties concerned. The irrigation water comes from the lake; therefore, the water is essentially "free" If the Golf Course is seeking a payment, the Board is prepared to entertain an assessment. If the Golf Course shuts off the water, then the Board will have to take emergency measures that remain in the research phase as of this writing.

## Nominating Committee News

There are no Board vacancies to be voted upon at this year's Annual Meeting. **However, three positions will be voted on during the 2021 Annual Meeting: President, Treasurer and an open Board position.** Eagle Bend North is seeking interested owners to participate on the Board and on Committees. Please let Steve Armstrong know if you wish to seek a position on the Board. Steve can be contacted at [stevesar1776@gmail.com](mailto:stevesar1776@gmail.com).

### **ACC - Architectural Controls Committee News** (submitted by Dan Kidd)

The three new houses being built in EBN are nearing completion. The landscaping plans for these new houses are still awaiting approval by the ACC committee. The ACC committee approved the construction of two new townhouses to be built on Colter Loop. They hope to start construction in mid to late March depending on the weather. There are several small projects of remodeling, landscape changes and deck replacement that did not get finished last fall that will be finished this spring. Overall last year was a very busy year for the ACC committee and we expect more construction and remodeling this year.

### **Road Committee News**

The Board of Directors and the Road Committee are working hard to ensure the roads continue to be well-maintained. The Board of Directors approved extensive ditch maintenance on Bridger Drive parallel to the 14<sup>th</sup> fairway along with ensuring all the culverts were free of debris. The ditches had all grasses removed, a weed barrier put in place and then rocks in the ditch. This work along with the culvert maintenance has alleviated most of the standing water. We are continuing to monitor the work that was completed and are taking steps to move standing water into the ditch for drainage to the ponds.

The pothole on Bridger Drive that was scheduled for repair in 2019 was placed on hold. The construction of a new house on the 2<sup>nd</sup> fairway had materials delivered using commercial trucks. It was agreed upon that repairing the pothole would have not worked with the construction. The pothole repair will be patched this summer. The board of directors has determined that this could become an ongoing problem from the springs that flow from the 14<sup>th</sup> fairway to the ponds located next to the 2<sup>nd</sup> fairway.

The Board of Directors has set up a reserve for road maintenance and eventual replacement as needed. If anyone has a concern or notices issues with the roads please email the Chairman of the Roads Committee – Frank.Charboneau@gmail.com

### **Landscape Committee News**

Jim Valentino reported that there is no change from last year and Don Goodall will continue mowing and weeding the marquees.

### **Change of contact information**

Please mail or email any changes of your contact information to our Property Manager Dave Roberts. Dave's email address is [droberts@westernmountains.com](mailto:droberts@westernmountains.com) It is important to our HOA and our Property Manager that your contact information be up-to-date.

### **Eagle Bend North website**

Eagle Bend North's 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.