

*News of the North*  
Eagle Bend Bend North - July 2019

**Annual Meeting**

**Eagle Bend North's Annual Meeting will be held on Tuesday, August 13, 2019**, at the Eagle Bend Yacht Harbor Club House. **The meeting starts at 9:00 a.m.**

**Nominating Committee News**

**Two** open Board positions will be elected at the Annual Homeowners Association Meeting on August 13, 2019. **One homeowner has volunteered for one of these positions.** Please let Steve Armstrong know if you wish to seek a position on the Board. Steve can be contacted at [steve1981@earthlink.net](mailto:steve1981@earthlink.net) Nominations can also be made from the floor during the **Annual Meeting on August 13, 2019.**

**Road Committee News**

The Board of Directors and the Road Committee are working hard to ensure the roads continue to be maintained. The Board of Directors in 2018 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 placed and then rocks put into place. This work along with the culvert maintenance has alleviated the standing water issue.

The golf course installed drainage on the 14<sup>th</sup> fairway next to Holt Road. This has diverted much of the water that accumulating in the ditches to the pond next to the 14<sup>th</sup> fairway. This allows water to eventually end up in the wetlands.

The pothole on Bridger Drive is scheduled to be repaired late summer or early fall. This area is being constantly monitored by the road committee. We are confident that the above actions will help improve this issue going forward.

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](mailto:frank.Charboneau@gmail.com)

**ARC - Architectural Review Committee News**

We have two new homes that the Committee approved for construction this year and two home doing some additions to decks and patio areas that the Committee also approved. We have two additional homes awaiting final inspection by the Committee, with landscaping yet to be completed. The Committee approved several exterior re-painting and re-staining for this year that have no color changes and one home with a complete exterior color change. The Committee has also approved the replacement of some trees and plants that have died or have become a nuisance.

The Architectural Committee has a friendly reminder to all homeowners that any exterior changes to their homes, town homes or landscape needs Committee approval. Most of time this can be accomplished very simply by contacting the Chairman or Committee members or our property manager for documentation filing. There are consequences for failure to comply with our architectural and landscape controls.

## **Landscape Committee News**

Landscaping of the marquees was completed by Biggy's Landscaping after it was decided to change the floral arrangements from colorful flowers to deer resistant colorful shrubs. It will take about 18-24 months for the marquee shrubs to show with color. Mr. Goodall, our original landscaper, is taking care of the maintenance of the marquees and shrubs. The written portion of the marquees was updated from green to an off-white color to make the identification of Eagle Bend North easier to see and enhance the neighborhood. Many thanks to Bussy Yarbrough and Mary Lambert for the nice changes to the marquees.

The new drainage ditches (see Road Committee news) have been installed and completed. The only small problem that has developed is grass and weeds growing in and along side of the drainage ditches. Mr. Goodall and his crew will monitor this using weed and grass abatement to manage the growth and keep the water draining. While this will be an on-going situation, it will be better managed than we previously had.

## **Rental survey**

Homeowners were asked to respond to a survey concerning a proposal to create rules to control renting in Eagle Bend North. Sixty-nine unit owners/lot owners submitted survey responses. Of those who responded, a majority of forty-one favored the 30-day limit proposed by the Rental Committee. Twenty-eight wanted to retain the status quo. Montana law and Eagle Bend North's CC & R's require a super-majority to make any changes. At this point, it appears that we do not meet that 66% threshold.

Complicating this matter is that the Montana Legislature passed a law during the 2019 session that allows any single unit owner in an HOA to state that they will not comply with any *future* changes to CC & Rs. This will be explained in more detail during the Annual Meeting on Tuesday, August, 13, 2019. You can imagine the complications that this will cause HOAs throughout Montana.

## **Security Issues**

Within the past month, a construction trailer was broken into during a "smash and grab" event. The Sheriff was called – there were similar events on properties that neighbor Eagle Bend North. Please be alert to potential problems such as this. Be cautious about leaving your garage door open for extended periods of time as those seeking to engage in criminal behavior are always on the lookout for easy "smash and grab" opportunities. More details will be provided at the Annual Meeting.

## **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.