

Woods Bay HOA Community Newsletter 2026

Neighborhood news, general information, and notices. For the latest updates about our community, please visit our website at woodsbayhoa.com.

Fun on the Fourth

A shout-out and thank you to our neighbors on the shores of Flathead Lake for sharing their Independence Day fireworks!

Woods Bay is the perfect place to celebrate the 4th of July. However, fireworks pose a serious fire risk and can even cause injury or death, so for safety reasons, one of our posted rules is No setting fireworks off at the Lake Access, even during holidays.

Architectural Review Committee

Lot owners desiring to construct an original residence, add an outbuilding, add or modify a fence, or substantially remodel the exterior of a dwelling by increasing or changing the exterior walls, need to first submit plans for such construction to the Architectural Review Committee for approval prior to commencement of construction. This group of individuals sees that all changes comply with both CC&Rs and Rules & Regulations. Available on the website's Resources page is an "Architectural Review Form" to facilitate the process.

New Board Appointments

At the August 2025 members' meeting, the homeowners elected Chad Bessette, Scott Christ and Chris Ellingson to the Board of Directors to fill the vacant seats. Please join in welcoming them to the Board.

Call for Candidates

There will be two open positions on the Board for the 2026-28 two-year terms. At the August 2026 annual meeting, the Board president will at the designated time open the floor for nominations. If homeowners would like to run for one of those positions, they can also send in a "Woods Bay HOA Board candidate questionnaire" (available on the website's Resources page) to get on the slate of Board candidates.

Dues and Fees

Woods Bay HOA fees are \$110 per lot per year, and are billed semi-annually: \$55 on January 1 and \$55 on July 1, due by the 31st of those months. Late fees will be assessed monthly in the amount of \$10 per lot for unpaid balances. To keep our community association running smoothly, please ensure your dues and fees are up to date. Delinquent accounts can lead to escalating consequences, starting with late fees, followed by suspension of Lake Access privileges, followed by statutory liens.

Lake Access

In October 2026 an inside-the-gate badge reader terminal was installed to permit easier exiting through the automatic driveway gate for homeowners with kayaks, paddleboards, baby strollers, wagons, dogs, or wheelchairs. We're also purchasing a bicycle rack to keep bikes safely out of harm's way and a paddleboard storage rack for keeping paddleboards off the ground, protecting them from scratches, dents, and pressure marks.

Pick up after your pets

Please be kind to your neighbors by taking a bag with you when walking your dog(s) and dispose of your pet's waste appropriately.

Avoiding Wildlife-Vehicle Collisions

In Montana, wildlife-vehicle collisions can happen any time of year - and any time of day or night - and these crashes mostly involve deer and elk. The fall breeding season and spring fawning season are two times of year that are typically more high risk. According to State Farm Insurance, Montana ranks second in the nation in the likelihood that a vehicle may crash into deer on the road. According to State Farm's findings, statistically, the most dangerous time of year for hitting a deer in Montana is (in order) November, October, and December. Deer typically follow one another in single file, so if you see one deer, there are likely more nearby. Deer are most active at dawn and dusk, so drive with extra caution during these hours.

Rake and Remove 2026

The Montana Department of Natural Resources and Conservation's website says it best: Reducing wildfire risk doesn't have to be complicated.

1. **Clean your Gutters** Dry leaves and pine needles can easily catch fire.
2. **Remove Flammable Vegetation** Clear out dead grass, brush, or wood piles from around your property.
3. **Prune your Trees** Trim branches that hang low or come too close to your home.

Fuel reduction around your home can make a big difference in wildfire safety and your Woods Bay HOA wants to help by hauling away leaves, pine needles, flammable vegetation, branches, slash, and other woody debris in May 2026.

In March 2026 we'll announce a weekend date on the website for when homeowners can collect leaves, pine needles, flammable vegetation, branches, slash, and other woody debris for curbside removal.

Annual Meeting

When and where: Wednesday August 19, 2026 at 6:00 p.m. at the Lake Access gazebo.

Topics for discussion include: (1) Approval of previous meeting minutes; (2) Review the financial condition of the HOA; (3) Review of the HOA's operations and functions; (4) Election of Directors; and, (5) Consideration of any other matters which may properly come before the meeting. Following the Annual meeting, the Board will convene to select officers.

You are encouraged to attend the annual meeting. If you are unable to attend, you may participate by proxy (available on the website's Resources page).

Please submit potential agenda topics for consideration by August 1, 2026 to get topics and/or proposals formally listed on the agenda.