

Woods Bay HOA Community Newsletter 2026-27

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

Lake Access

The Woods Bay Homeowners Association is privileged to offer lake access, a secured common area, pavilion, and picnic grounds for Woods Bay HOA homeowners. It is the responsibility of all homeowners to help keep our facilities safe.

- Please don't be offended when asked if you live in Woods Bay Homesites by another homeowner. This helps make it safe for everyone. Homeowners should feel comfortable asking trespassers to leave.
- Do not open the gate for people without codes. Always close the gate behind you.
- Short-term renters are barred from using the Lake Access area unless accompanied by a homeowner. Homeowners are responsible for the behavior and safety of their family members and guests.
- Recreation at the Lake Access and on the lake is at your own risk.
- Swimming is at your own risk. There is no lifeguard on duty.
- Do not leave personal property unattended or overnight in the Lake Access area. All floating water mats and inflatables must be pulled out of the water and stored overnight at home. Floating water mats, inflatables, canopies, and other gear left unattended or overnight present safety hazards, obstruct access, and create visual and physical clutter.
- Moreover, sudden wind gusts can sweep floating water mats, inflatables, canopies, and other gear out of the Lake Access area and into the water creating a critical safety hazard for boats.

Lake Access New Additions

The Lake Access now includes a freestanding paddleboard rack to keep your boards off the ground to prevent scratches, dents, and pressure marks – and – a bicycle rack to keep bikes safely out of the way – and – an inside-the-gate badge reader terminal to permit easier exiting through the automatic driveway gate for homeowners with kayaks, paddleboards, baby strollers, wagons, dogs, or wheelchairs.

Lake Access Pedestrian Gate

The 4-digit gate code requires pressing "C" for clear before entering the code for both entry and exit through the pedestrian gate.

Fun on the Fourth

Once again, 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 2026 annual meeting of the homeowners, the homeowners elected John Caldwell and Tana Hedges to the Board of Directors to fill the vacant seats. Please join in welcoming them to the Board.

Dues and Fees

Most HOA dues rarely stay the same year after year given that basic operational expenses such as landscaping, utilities, insurance, and labor tend to increase over time. An annual increase in HOA dues is often a reflection of normal economic conditions.

The Board of Directors is pleased to announce that annual assessment dues will remain unchanged in 2027 – \$110.00 per lot per year – but to help minimize future increases, effective January 1, 2027 homeowner dues will transition from a biannual billing cycle to an annual billing cycle.

That is, annual HOA dues of \$110.00 per lot for 2027 will now be billed once a year on January 1 (due January 31) rather than \$55.00 per lot billed twice a year on January 1 and July 1 (due January 31 and July 31).

Please ensure your dues are paid on time to avoid being assessed late fees of \$10.00 per lot per month for unpaid balances.

A Big Thank You

Thanks to everyone who stepped up and helped clear logs and branches out of the Lake Access boat launch ramp this summer. Your hard work clearing out logs and debris keeps our waterfront safe, clean, and beautiful.