



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922

NEWSLETTER ~ AUGUST 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

We are seeking a new Board member. If you are a Homeowner with a business or management background and you are interested in becoming a Board member, please tell us a bit about yourself when you email us at PBRHOA.Board@gmail.com Board membership does not come with any perks; Conference Calls are only once each month. This is an opportunity to work towards making a difference while demonstrating your ethical behaviour and good judgement.

Please consider the first attachment to this newsletter to be your invoice for the 2018 Maintenance Fees and the 2018 Reserve Fund Fees. At our annual general meeting in April 2017 the decision was made to increase the combined fee to \$450.00 per unit/week for 2018. Please note that this is due no later than December 31, 2017. Otherwise, there will be a late fee in the amount of \$75.00 for each unit/week postmarked after that date. If you have already prepaid a lesser amount for your 2018 Fees, please pay the balance before December 31, 2017 to avoid being charged the late fee of \$75.00 per unit/week.

Please complete and return the first attachment to us even if you have already paid your 2018 fees.

Here is a reminder of the for-fee services we offer to Homeowners and Renters. Please contact our Managers (at 406-709-2202 or Manager@PeacefulBayResort.com) if you want us to Rent your unit, you want to Rent a unit (see attachment for rentals available), you want to us to Advertise and Sell your unit, you want to Purchase a unit listed for sale (see attachments for units for sale), you want to rent a Boat Slip, you Sell your unit on your own and you want us to prepare, process and file documentation to transfer the title from You to your Buyer and/or, you want to turn your unit back to us.

Now is a good time to list your unit for rent in 2018 if you do not have plans to use it next year.

Please see the attachments for units available for rent and for units available for sale.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

Just a reminder, please make note of our new:

mailing address:

**Peaceful Bay Resort Homeowner's Association
P.O. Box 731
Lakeside, Montana 59922**

contact information:

**Manager@PeacefulBayResort.com
Phone: (406) 709-2202**

Respectfully,

Dan Buls, President



Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association
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NEWSLETTER ~ JULY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

We are seeking a new Board member. If you a Homeowner with a business or management background and you are interested in becoming a Board member, please tell us a bit about yourself when you email us at PBRHOA.Board@gmail.com Board membership does not come with any perks; Conference Calls are only once each month. This is an opportunity to work towards making a difference while demonstrating your ethical behaviour and good judgement.

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- you want us to Rent your unit
- you want to Rent a unit (see attachment for rentals available)
- you want to us to Advertise and Sell your unit
- you want to Purchase a unit listed for sale (see attachments for units for sale)
- you want to rent a Boat Slip
- you Sell your unit on your own and you want us to prepare, process and file documentation to transfer the title from You to your Buyer and/or
- you want to turn your unit back to us.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

As always, advance notice as to whether or not you are going to use your unit is most appreciated.

Please make note of our new:

mailing address:

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P.O. Box 731
Lakeside, Montana 59922**

contact information:

**Manager@PeacefulBayResort.com
Phone: (406) 709-2202**

Please be assured that we do not sell or share Homeowner contact information with anyone.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

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NEWSLETTER ~ JUNE 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

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contact information:

**Manager@PeacefulBayResort.com
Phone: (406) 709-2202**

We are pleased to introduce our new Advertising and Sale of Homeowner's Units Policy:

- All Homeowners wanting the Peaceful Bay Resort Homeowner's Association (PBRHOA) to advertise and sell any of their units on their behalf will be required to complete the Homeowner's Advertising and Sale of Unit Agreement. Under this Agreement, the Homeowner will:
 - Pay a non-refundable fee of \$100.00 per unit/week to have the PBRHOA advertise on the PBRHOA's website and in the lobbies of our resort. If the Homeowner cancels the advertisement and decides to advertise again later, another fee will be applicable.
 - In the event of a sale, the PBRHOA will retain a minimum of \$200.00 less the \$100.00 advertising fee or 20% of the selling price less the \$100.00 advertising fee. The PBRHOA will prepare documentation, process documentation and file documentation on behalf of the Homeowner and the Buyer for the property transfer.
- To assist Homeowners selling their units on their own, the PBRHOA will prepare documentation, process documentation and file documentation on behalf of the Homeowner and the Buyer for the property transfer. The fee for this service is \$200.00 per unit/week sold.

These fees are not negotiable. If you have any questions regarding this new policy, please contact our Managers.

We are seeking a new Board member. If you a Homeowner with a business or management background and you are interested in becoming a Board member, please tell us a bit about yourself when you email us at PBRHOA.Board@gmail.com Board membership does not come with any perks; Conference Calls are only once each month. This is an opportunity to work towards making a difference while demonstrating your ethical behaviour and good judgement.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. If you or anyone you know is interested in purchasing one or more; please contact our managers by telephone at (406) 709-2202 or by email at Manager@PeacefulBayResort.com Please see the attachment for summer rentals available.

Respectfully,

Sam Cole, President



Peaceful Bay Resort

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NEWSLETTER ~ MAY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

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mailing address:

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contact information:

**Manager@PeacefulBayResort.com
Phone: (406) 709-2202**

Our new onsite Managers: Jennifer Wells and Michael Hartman officially started with us on Monday May 1. We wish them every success as they become familiar with our Resort and work to improving each Homeowner and guest's experience. Well in advance, please advise them of your plans to use or rent your week(s). For your check-in convenience, units will be left unlocked until 9:00 PM on Saturdays.

We wish to advise that as of May 31, Worden and Brenda Hardy are no longer involved in the day-to-day operation of our Resort. We sincerely thank them for their efforts over the past many years. If you had made any arrangements with them for dates after May 31, we suggest that you contact our onsite Managers to discuss those arrangements with them.

We wish to remind everyone of the Rental Policies we introduced on June 1, 2015:

- All Homeowners wanting the Peaceful Bay Homeowner's Association to rent any units on their behalf will be required to complete the Homeowner's Rental Agreement. Under this Agreement, the Homeowner will receive 60% of the rental fee and the Homeowner's Association will retain 40% of the rental fee. These rates are not negotiable.
- All Homeowners and renters wanting to use any Boat Slip will be required to complete the Boat Slip Rental Agreement. Under this Agreement, the Homeowner's Association will receive a rental fee of \$75.00 per boat slip per week.

These policies have proven to be successful and have helped to reduce annual increases for maintenance fees and reserve fund fees.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

We have upgraded our WIFI equipment and service. It is much more stable than it has been. We have disconnected the party line telephones in our eight units and replaced them with one (party line) telephone in each main floor corridor. These are available for Emergency Use and for local calls.

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Respectfully,

Sam Cole, President



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NEWSLETTER ~ APRIL 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

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mailing address:

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59922

contact information:

Manager@PeacefulBayResort.com
Phone: (406) 709-2202

On behalf of your Board, we wish to thank those Homeowners who attended our Annual General Meeting on Saturday April 8, 2017. Please make note of the following:

- Michelle McDowell and Jan Stergar have resigned as Board members. Sincere thanks to Jan and Michelle for their contributions to our Homeowner's Association and to the Board.
- Two long term Homeowners and former Board members joined our Board. Please welcome back
 - Jerry Sommers and Cliff Bennett.
 - These gentlemen bring us a wealth of experience in terms of management, marketing, spending controls, relationship building and foresight. Both are known and respected for their ethics and professionalism. Cliff and Jerry, we thank you in advance for helping raise the standards at our resort.
- Maintenance and Reserve Fund Fees for 2018 will increase from \$440.00 to \$450.00.
- We introduced our new Onsite Managers: Jennifer Wells and Michael Hartman are relocating from Colorado to join us. Michael was raised in "the canyon". They are "coming home" and we are most pleased that they will be joining us. They will officially start with us on Monday May 1, 2017.
- We plan to improve the WIFI service at our resort before summer.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help us market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact our managers:

- Phone (406) 709-2202
- Email: Manager@PeacefulBayResort.com

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

Respectfully,

Sam Cole, President



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NEWSLETTER ~ MARCH 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

On behalf of your Board, we wish to remind our Homeowners that our next Annual General Meeting will be held at the Lakeside Community Chapel Fellowship Building (at rear), 236 Adams St, Lakeside, Montana at 1:00 PM on Saturday April 8, 2017. If you are unable to attend, please complete a PROXY (copy attached) for each Unit/Week that you own. Provide your appointee with your completed PROXY(s).

2016 was a busy year for our Peaceful Bay Resort & Club. Our achievements include:

- New Queen size mattresses for each master bedroom.
- Boat Dock repairs.
- Repair of serious structural damage of our former "cottage" and resolution of cause (drainage issue).
- Renovation of our former "cottage" to create our onsite manager's residence.
- New Half Baths in six units.
- (February 2017) New Half Baths in the remaining two units.

Come to our Annual General Meeting to meet our new onsite managers for the first time. They will officially commence working with us on Monday May 1, 2017.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact Brenda Hardy:

Two Board members have given notice to resign in April. Consequently, we are looking for two Homeowners with a business, professional or semi-professional background to serve as Board members. Bring us your vision for the future of our Peaceful Bay Resort & Club.

If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Tell us a bit about yourself and your interest in serving. Board membership does not come with any perks, but does require a hands-on commitment. Conference Calls are monthly. This is your opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us to continue to raise our standards and to transition our Peaceful Bay Resort & Club to onsite management in 2017.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

Respectfully,

Sam Cole, President



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NEWSLETTER ~ FEBRUARY 2017

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Please see the attachment for a list of Homeowner Association Weeks currently for sale. We ask that you help market these weeks by making your acquaintances, friends and family members aware of our ownership opportunities. Interested in purchasing one or more; please contact Brenda Hardy:

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- New Queen size mattresses for each master bedroom.
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- Repair of serious structural damage of our former "cottage" and resolution of cause (drainage issue).
- Renovation of our former "cottage" to create our onsite manager's residence.
- New Half Baths in six units.
- (February 2017) New Half Baths in remaining two units.

We are currently recruiting for a long-term, part-time onsite manager. This position is a good fit for a retired or a semi-retired couple. We are experiencing very positive progress so far.

Two Board members have given notice to resign in April. Consequently, we are looking for two Homeowners with a business, professional or semi-professional background to serve as Board members. Bring us your vision for the future of our Peaceful Bay Resort & Club.

If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Tell us a bit about yourself and your interest in serving. Board membership does not come with any perks, but does require a hands-on commitment. Conference Calls are monthly. This is your opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us to continue to raise our standards and to transition our Peaceful Bay Resort & Club to onsite management in 2017.

If you are renting your unit yourself, please complete and submit the Unit User Agreement (copy attached).

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Respectfully,

Sam Cole, President



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P.O. Box 731
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NEWSLETTER ~ JANUARY 2017

This newsletter has been prepared by your Peaceful Bay Homeowner's Association Board.

Our August 2016 Newsletter included a request for payment of the 2017 Maintenance Fee and the 2017 Reserve Fund Fee of \$440.00 per unit/week. We wish to thank everyone who has already forwarded their payments to us. We sincerely appreciate that we have received most of the 2017 Fees. If you have not yet sent your payment or if your payment was not post marked by December 31, 2016 you have now been assessed a late fee in the amount of \$75.00 for each unit/week.

Please see the attachment for a list of Homeowner Association Weeks currently for sale. If you are interested in purchasing one or more, please contact Brenda Hardy:

Construction of the last two half baths has started and should be completed very soon.

2017 will be a year of transition for our Peaceful Bay Resort & Club. We have completed the renovation of our former "Cottage". The building had some serious structural issues on the southwest corner caused by a lack of drainage and a collection of moisture over time. The result was a rotting bottom wall plate and rotting wall studs. The drainage concern has been addressed and the rotten lumber has been replaced.

We are currently recruiting for a long-term, part-time onsite manager. This position is a good fit for a retired or a semi-retired couple. We hope to fill this position in a month or so.

We need two new Board members as two individuals have given notice to resign in April. We are looking for two Homeowners with a professional or semi-professional background to serve as Board members. If you are a Homeowner and you are interested in becoming a Board member, please email us at PBRHOA.Board@gmail.com Please tell us a bit about yourself and your interest in serving. Board membership does not come with any perks and does require a hands-on commitment. Conference Calls are monthly. This is an opportunity to work towards making a difference while demonstrating your professional and ethical behaviour. Help us transition our Peaceful Bay Resort & Club to onsite management in 2017.

On behalf of your Board, we wish to remind our Homeowners that our next Annual General Meeting will be held at 1:00 PM on Saturday April 8, 2017 at our Peaceful Bay Resort in Lakeside, Montana.

Respectfully,

Sam Cole, President