



## Peaceful Bay Resort

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

### NEWSLETTER ~ DECEMBER 2016

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. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. For the month of December 2016 only we are offering a 20% discount on prices listed to existing homeowners only. This will be on a first-come, first-served basis. This is a great one-time opportunity to own more time at our Resort. To be clear, the purchase prices listed in the attachment will be reduced by 20% to existing Homeowners only. If you are interested, we suggest that you react quickly by contacting and making arrangements with Brenda Hardy:

To qualify for the 20% discount off of the listed prices, you must be a Homeowner and we must receive your payment for the purchase and for the 2016 and/or 2017 fees all on or before December 31, 2016.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) 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 with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property has now essentially been completed This will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

2016 has been a very busy year with the completion of dock repairs, replacement of all queen size mattresses, the completion of six half baths and the renovation of the "Cottage". We plan to commence construction on the remaining two half baths as soon as possible in 2017.

We thank you, our Homeowners for your support and we wish each of you a very Happy New Year.

Respectfully,

Sam Cole, President



## Peaceful Bay Resort

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

### NEWSLETTER ~ NOVEMBER 2016

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. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

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To qualify for the 20% discount off of the listed prices, you must be a Homeowner and we must receive your payment for the purchase and for the 2016 and/or 2017 fees all on or before December 31, 2016.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) 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 with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property has now essentially been completed This will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

2016 has been a very busy year with the completion of dock repairs, replacement of all queen size mattresses, the completion of four half baths and the renovation of the "Cottage". We are please to announce that construction has commenced for two more half baths. Those will be completed soon and we plan to do the remaining two in 2017.

At this time, we thank you our Homeowners for your support and we wish each of you the Best of the Season.

Respectfully,

Sam Cole, President



## Peaceful Bay Resort

Peaceful Bay Resort Homeowner's Association  
P.O. Box 731  
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### NEWSLETTER ~ OCTOBER 2016

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. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. Week 33 still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please tell us a bit about yourself and your interest in serving. Please email that to us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) 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 with great people and make a difference.

We are pleased to advise that the renovation of the "Cottage" on our property will be completed by mid November. It will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

This past spring, we replaced all queen size mattresses and we put half baths into two units. Construction has now started on two more half baths.

All Homeowners wanting the Peaceful Bay Resort Homeowner's Association to rent any units on their behalf are required to complete our 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.

Just a reminder, if you are making your own arrangements to rent your unit, you are required to submit a completed Unit User Agreement in advance of your renter arriving at our resort. This was introduced in our February 2016 newsletter. A copy is attached for your reference and convenience.

Respectfully,

Sam Cole, President



## Peaceful Bay Resort

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

### NEWSLETTER ~ SEPTEMBER 2016

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. ***And, just a reminder, if you have already prepaid a lesser amount for your 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.***

Please see the attachment for a list of weeks currently for sale. Week 33 still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Although there are no vacancies at the present time, we are always happy to become aware of individuals interested in serving as Board members. If you are a Homeowner and you are interested in becoming a Board member, please submit your resume or CV along with a cover letter describing your interest in serving. Please email that information to us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) 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 with great people and make a difference.

We encourage Homeowners using their units to report any deficiencies to us before they leave by completing the form on the kitchen table of each unit.

We are pleased to advise that we have nearly completed a renovation of the "Cottage" on our property. It will be the residence for our new Onsite Manager Couple. We need your help in filling this new position. If you know of an eligible couple interested in managing our resort, please have them email us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com) Some desirable skills and qualifications will include strong customer service skills, experience in Homeowner Association management, housekeeping, landscaping, property & building maintenance, pool & hot tub management and HVAC systems.

This past spring, we replaced all queen size mattresses and we put half baths into two units. Plans are now being made to add two more half baths in November. Additional half baths will be added as funds and logistics permit.

Just a reminder, we really appreciate your "early bird" remittances.

Respectfully, Sam Cole, President  
Michelle McDowell, Vice President  
Richard Pansky, Treasurer  
Jan Stergar, Secretary  
Richard Bungay, Board Member  
Dan Buls, Board Member



## Peaceful Bay Resort

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

### **NEWSLETTER ~ AUGUST 2016**

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

We are pleased that we were successful in completing maintenance improvements and enhancing the overall appearance of our facility this past spring and summer.

Please see the last page for a list of weeks currently for sale. We were able to rent week 33 this year and it still remains a great summertime ownership opportunity. Please make your family members and friends aware of the current ownership opportunities at our Peaceful Bay Resort. As mentioned before, we are always open to reasonable offers on these unsold weeks. Please do not hesitate to contact us with any questions you may have.

Please consider the attachment to this newsletter to be your invoice for the 2017 Maintenance Fees and the 2017 Reserve Fund Fees. At our annual general meeting in April 2016 the decision was made to increase the combined fee to \$440.00 per unit/week for 2017. Please note that this is due no later than December 31, 2016. 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 2017 Fees, please pay the balance before December 31, 2016 to avoid being charged the late fee of \$75.00 per unit/week.

Brenda Hardy continues to work tirelessly for our Homeowners. She is taking care of receiving payments from you.

As always, advance notice as to whether or not you are going to use your unit is most appreciated. If you want to rent your unit, please give advance notice to Brenda.

Just a reminder, we really appreciate the "early bird" remittances.

As your Board, we sincerely thank our Homeowners for their co-operation and their prompt payment of the 2017 fees.

Respectfully,

Sam Cole, President  
Michelle McDowell, Vice President  
Richard Pansky, Treasurer  
Jan Stergar, Secretary  
Richard Bungay, Board Member  
Dan Buls, Board Member



## **NEWSLETTER ~ JULY 2016**

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

Summer is passing by far too quickly. Our facility and grounds look great; very busy this past month. It is truly wonderful to see everyone enjoying our Peaceful Bay Resort.

We really appreciate the support and the positive comments that we continue to receive from Homeowners, their guests and renters.

Please see the next page for Homeowner Association weeks for sale. Week 33, unit 104 is still for sale. We are now offering this ownership opportunity to the public. The unit has been rented for August of this year. It is truly a wonderful time to be at our Peaceful Bay Resort.

We continue to request your help to market and sell our weeks. Please inform your family, friends and acquaintances of the opportunities for ownership at our Peaceful Bay Resort.

Just a reminder of the two new Rental Programs that we introduced in 2015:

- All Homeowners wanting the Peaceful Bay Resort Homeowner's Association to rent any units on their behalf are required to complete our 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.
- All Homeowners and renters wanting to use any Boat Slip will be required to complete our Boat Slip Rental Agreement. Under this Agreement, the Homeowner's Association will receive a rental fee of \$75.00 per boat slip per week.

Just another reminder, if you are making your own arrangements to rent your unit, you are now required to submit a completed Unit User Agreement in advance of your renter arriving at our resort. This was introduced in our February 2016 newsletter. A copy is attached for your reference and convenience.

Respectfully,  
Sam Cole, President



Homeowner Association Unit/Weeks for sale:

Week: 2 Price \$1,900.00

Week: 3 Price \$1,900.00

Week: 5 Price \$1,900.00

Week: 6 Price \$1,900.00

Week: 11 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 12 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 13 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 15 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 33 Price \$8,500.00

Week: 40 Price \$1,400.00

Week: 43 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 44 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 45 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 48 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 48 Price \$500.00 (Note: Price Reduction to \$400.00 if purchased with any other week/unit)

Week: 51 Price \$1,900.00

Week: 52 Price \$1,900.00

We are open to reasonable offers on each week listed.

If you are interested, please contact us at [PBRHOA.Board@gmail.com](mailto:PBRHOA.Board@gmail.com)



PO Box 392, Kalispell, Montana 59903

Phone (406) 257-3043 or (406) 471-9026 Email: [BrendajHardy@gmail.com](mailto:BrendajHardy@gmail.com)

## UNIT USER AGREEMENT

Occupancy: I agree this contract is for no more than six persons occupying the unit for the night. I agree to forfeit \$35 per night per additional occupant over six persons. Occupancy rules are strictly enforced at the resort.

I agree the number of day visitors I have plus the overnight occupants will not exceed twelve people on the premises on any one day. Arrangements can be made for larger parties, with prior notice.

I agree to follow the posted condominium rules including, but not limited to: no pets, no smoking in the unit, noise restrictions in pool and common areas and no RV or campers in the parking lot.

I agree to pay for any damage to the unit or for missing items from the unit or the complex which is related to me or my guest's use of the facilities.

I understand any use of the facilities, private or common, at the complex, including the pool, hot tub and dock are at my and my guests own risk.

Boat yes or no: if yes, length \_\_\_\_\_. Boat moorage is \$75 per week to be paid upon arrival at the Resort.

Check-in is at 4:00 PM on arrival date. Check-out is at 10:00 AM on departure date. Late check-in can be arranged.

Name of guest: \_\_\_\_\_ Signature \_\_\_\_\_

Address: \_\_\_\_\_

Phone \_\_\_\_\_ email \_\_\_\_\_

Send completed agreement to: Peaceful Bay Resort