



PO Box 723
Bigfork MT 59911

Mike - 406-261-4171
Carrie - 406-261-0212

marinacayhoa@yahoo.com

January 27, 2021

Annual Meeting

Is the First Saturday in June, this year it will be, June 5, 2021 @ 10:30 am in the Resort amenities room.

RESERVE YOUR BOAT SLIPS

Seasonal Lease are all reserved.

Amenity \$100 per week

(Owners & Owners Guest,

Limited to 2 weeks per unit)

Contact Carrie:

marinacayhoa@yahoo.com

Please call with any questions.

406-261-0212 (C)

Marina Cay Homeowners Association Newsletter

Happy 2021!

We have seen a pretty mild winter so far here in Bigfork. We don't expect that to last so we are enjoying it while we can. 2020 had many challenges. We look forward to 2021 and seeing everyone back to this wonderful community.

Every year the board has the tough decision to keep dues the same or raise them and by how much. With aging buildings, a new contract for TV and internet, replacing of Hill East's main waterline, maintaining

the grounds, and the necessity to keep money in the reserves for emergencies the board felt it was necessary to raise dues by 4% this year.

Don't forget you can pay the year in full and get a 10% discount, 2 payments per year for a 5% discount or be billed monthly for a small fee. You can also pay by credit card now using square through Chrysler and Gordon.

We look forward to seeing what 2021 brings!



Marina Cay in 2021

The roses by the Hill BBQ are at the end of their life, we will be planting new perennials and some annuals to bring the area back to life.

A few dead braches will be cut out of the Poplar trees for maintenance. As well as fertilizing trees and bushes to keep them healthy.

A new water pressure tank and back flow regulator will be added to the Waterfront main water supply. This is required by Bigfork Water Department.

A new Deck for 359.

New hanging flower pot holders will be placed on all buildings.

New shrubs on the South end of the Bay building to replace some old junipers that had died.



New Owners

When you purchase your unit, dues are paid for that year only at your closing with the title company. Starting January 1 of the following year you need to make arrangements with Chrysler and Gordon to pay your dues. Dues are **not** taken out of your monthly mortgage payment.

Please call us or Deb with Chrysler & Gordon with any questions. 406-837-5461(Deb)

REMODEL REMINDER

As a reminder to homeowners considering some form of remodel to their unit, the Marina Cay Good Neighbor Policy states elective remodel work is allowed from Labor Day to Memorial Day, which this year is Sept. 7, 2020–May 31, 2021. We have a list of rules we are happy to hand out. All contractors must contact Mike and Carrie.

Those Who Rent

Please make sure that your Property Management company knows our rules and regulations. Have them call us with any questions about what is allowed at Marina Cay HOA.

Bylaws are available at www.marinacayhomowners.com

Winter Preparations

Please remember the following when leaving your unit for the winter:

- ◆ Keep heat on to a minimum of 50 degrees.
- ◆ Turn master water valve to your unit off and turn the hot water heater breaker off.
- ◆ Make sure windows are closed with dowels to secure them.
- ◆ Open vanity doors under kitchen and bath sinks.
- ◆ Keep blinds slightly open to allow airflow behind them,

Mail Delivery

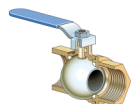
Packages can not be left at the Resort office any longer. You must get a PO Box at the post office. We have talked with UPS and FedEx and they will deliver to your door. Please call Mike or Carrie with questions. As a reminder, Marina Cay Resort is a separate entity, our neighbor, they are not a part of the HOA.

Time to Change

If you have this old globe valve on your main water line its time to change them to a much more reliable ball valve. The old style globe valves are known to fail and not completely turn off the water flow.



Globe Valve



Ball Valve

Keep your unit Safe!

- Make sure to keep all furniture away from heat registers.
- Have your dryer vents cleaned out annually.
- Place smoke alarms in all bedrooms, halls and kitchen. Replace batteries annually.
- We are happy to spot check your unit if it has been awhile since you have been there.

Mike and Carrie

Marina Cay HOA Property Managers

marinacayhoa@yahoo.com

406-261-4171 Mike

406-261-0212 Carrie

Our office is located between 201 & 204 in the Bay building.