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Marina Cay Homeowners Association Fall Newsletter

As we near the end of a beautiful extended fall season, we'd like to share some highlights from the past year and offer a few reminders as we prepare for winter.

Financial Updates

We're pleased to share that our HOA finances are within budget and on solid footing this year, with healthy balances in both our operating and reserve accounts, reflecting a positive trend compared to previous years.

Annual General Meeting (AGM)

Thank you to everyone who attended the AGM on June 1st! Please mark your calendars for next year's AGM on June 7th, 2025. As much as we love seeing you in person, we'll again offer a Zoom option. We hope to see you there, and your participation is truly appreciated.

Guest Damage

This summer, we had a few instances of guest-related damage to HOA common areas, leading to challenging communications between multiple parties. Going forward, if a guest causes damage, you as the owner will be contacted directly and, per the bylaws, will be responsible for repair costs. It will then be up to you to work with your property manager or guests to recover expenses.

Spa and Pet Policy Updates

At the recent HOA board meeting, updates were made to spa and pet rule enforcement. Spa hours are 10 a.m. to 10 p.m. Starting January 1, 2025, violations of posted hours will incur a \$100 fine per person, per instance. The same fine will apply to non-service animals or off-leash animals. While we'll work with property managers to collect fines, owners are ultimately responsible for guest activity. Please ensure your property manager and guests understand and uphold these expectations.

Landscaping & Beautification

Over the past spring and summer, we carefully monitored and nurtured plants on the property that didn't bounce back as hoped due to last winter's extreme cold. Several landscaping areas were reviewed at the fall board meeting, and a plan for widespread replacements in the spring was established. These upcoming projects give us the opportunity to refresh aging greenery and replace plants affected by winterkill.

Protect Your Spectrum Account

Safeguard your Spectrum account from unauthorized purchases by setting up a Purchase PIN in the Parental Controls section of your settings. This added layer of security helps prevent accidental or unauthorized purchases. If you'd like detailed instructions, please contact us, and we'll be happy to email them to you.

Pool Access

The future of pool access for homeowners and guests remains uncertain. For now, the safest assumption is that there will not be pool access in 2025.

New in Bigfork

Bigfork welcomed the new Flathead County Library on Bridge Street in August. New businesses include an ice cream shop on the west end of the Bigfork Inn and Birch Provisions, offering sandwiches, coffee, and retail above Electric Buffalo Gallery. While we had to say goodbye to Showthyme Act II and Great Northern Gourmet, the Bigfork Inn Restaurant is rumored to open in summer 2025.

New Homeowners - Please join us in welcoming these new owners to Marina Cay:

Courtyard 234: Sandy Baker	Hill West 366: Mandy & Travis Tiffany Hill East 324: James & Klaudette Christensen
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Condos for Sale

<ul style="list-style-type: none">• Hill East 124: \$599,000• Hill West 263: \$565,000• Waterfront 258: \$328,000• Waterfront 359: \$545,000	<ul style="list-style-type: none">• Courtyard 137: \$295,000• Courtyard 140: \$305,000• Courtyard 238: \$299,000
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Home Improvements

If you're considering renovations, please reach out to us first. Non-emergency work is allowed from Labor Day to Memorial Day, Monday through Friday, during business hours. Now is also a great time to check on maintenance items like aging hot water heaters and faulty seals on exterior windows.

Renting This Winter?

If you're renting your unit, please ensure that both renters and property managers are aware of the HOA's bylaws. Trailers or stored vehicles are not permitted on the property, and smoking is prohibited on decks or within 25 feet of buildings. Additionally, no pets are allowed.

Thank you for another great summer at Marina Cay!
Sonder Management