

FALL/
WINTER
EDITION
2020

Eagle River, Alaska

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Deadline:

Oct. 1: All trailers, campers, summertime toys, etc. must now be stored & removed from Eagle Crossing roads and driveways.



Eagle Crossing Homeowner's Association (ECHOA)



Welcome to fall/winter season, 2020.

How are things in Eagle Crossing?

Well, it's been a long, unusual, & challenging year; certainly one of the most strange, at times stressful, & difficult we remember. Our thoughts are with those many who may have lost jobs, been ill, lost loved ones or suffered other losses & hardships. We must acknowledge the contribution by first responders, caregivers, medical personnel, & Alaska military & Guard staff. We think about our hardworking State & government folks & all others who contribute to our well-being & safety needs. Thank you for all you do to keep us safe, give aid when we need it, maintain our homes, keep us informed, & protect our communities.

Tourists & visitors pretty much stayed home as the Canadian border remains closed/restricted & air travel has its limitations. But, we've hiked, fished, gardened, stayed in-touch by social media, read, & towed campers, boats, & taken our RVs out to explore all that Alaska has to offer. We're doing our part by wearing our masks, supporting businesses, sharing street & backyard barbecues with friends (while being careful to avoid fire danger).

In Eagle Crossing, we enjoyed a beautiful & mild spring & summer season. If you were buying or selling a home, the interest rates were very favorable. Our swallows arrived on time once again after their long, annual migration from South America. They didn't stick around as long as usual; not enough food for their little ones? Residents shared lots of their bear & moose sightings captured by home security cameras. There was an early onslaught of aphids in June; they did a real number on this writer's backyard tree leaves but, thankfully, disappeared as quickly as they came (with some help from a high-powered water sprayer—no chemicals needed). The fishing season was productive & temperatures were average to above average. Now, late fall is upon us: the leaves are down & it's time for winterizing our homes & storing the summer vehicles & toys. We sure enjoyed all the beautiful displays of trees, flowers, & shrubs.

Now we look forward to the changing seasons.

Other News...

Common Area use, Garbage & Trash, Snow & Plowing info., Oct. deadline.

AWARDS - \$50 gift certificates



• Home-of-the-Month awards:

Each year, the ECHOA recognizes residents who help make our area a great place to live.

The "home-of-the-month" Lowe's \$50 gift certificates are awarded four (4) times per year—in June, July, October, & December—as a way to recognize outstanding efforts with lawns, flowers, landscaping, &/or seasonal decorations. Voting usually takes place during the last half of each award month.

2020 WINNERS-

There were so many gorgeous yards, flowers, & shrubs. If we could have our way, all of you would have won. Thank you.

June: 19112 Trail Bay

July: 8964 Northwood Park Circle

Next: Oct. & Dec.

(Note: Residents may win only one time per year & Board members are not eligible.)



Winter Safety Tips:

- Wear reflective, lighted clothing/gear when walking. Pets too.
- For everyone's safety, keep pets at home, &/or restrained & on leashes when out & about.
- Watch for, give way to the moose, bear, & other wild creatures who live here.
- Please obey traffic, speed signs.
- Enjoy winter!



Address List—Updates

Is your address & contact up-to-date?

If you're a current resident, a non-resident homeowner, or when you sell your home or move, it is necessary to update your email & address file:

- to receive timely notices, newsletters, & updates; and to keep your address updated to receive current owner information.

- If you have sold your home, the new owner should contact PacRim. Updating this information informs the ECHOA that you are no longer an owner or responsible for association dues, etc.

- If you rent or lease your home, you are still responsible for the home & adhering to

ECHOA Covenants-Declarations and By-Laws. Share the newsletter & other ECHOA information with your tenants.

Thank you!

To update your information, see the PacRim contact at the end of this newsletter.

Is your ECHOA file up-to-date?

Email, address?



2020 Winter Snow Removal—Reminders



1. Our Eagle Crossing Homeowner's Association (ECHOA) continues to contract with **Land-Tech** for 2020 snow removal on certain sidewalks & trails in our association. (Questions re. Land-Tech, contact our Property Manager, Cedric Burden. See p.4)

2. The Municipality of Anchorage (MOA), Chugiak-Birchwood-Eagle River Rural Road Service Area (**CBERRRSA**) is responsible for most streets, some sidewalks, & trails (for more info., see MOA muni.org/street maintenance). For questions, see below &/or call MOA-CEBRRSA @ 907-343-1510.

3. The State of Alaska, Dept. of Transportation (DOT) is responsible for main corridor roads, such as Eagle River Road & the Glenn highway (see the SOA, DOT website). For the State DOT, call 907-338-1466.

1. Land-Tech:

What does Land-Tech do for us, our ECHOA? What are they responsible for?

Land-Tech will plow when the snow reaches at least 4" deep. Areas plowed: path from Danny Dr. to school property line; short path from Highland Ridge Dr. to the school property line; & the pathway or trail starting at Danny Circle all the way down to the end where the woodland area begins, including the short side trail leading to Mtn. Point Circle & short side trail to the Mills Bay Dr. cul-de-sac.

2. CBERRRSA:

What area does the MOA-CBERRRSA maintain in winter?

The MOA contracts for neighborhood street snow plowing & removal (w/some exceptions). For our area, see muni.org/CEBRRRSA.

Important to Remember:

- **Easement** Homeowners usually have a 4 foot, right-of-way easement on the front of their property (as shown on the as-built survey) that is available to the MOA for snow storage. That space is needed & used.
- **Snow Berms** Homeowners are responsible for keeping their driveways clear of snow/snow berms & helping to keep sidewalks in front of their homes & mailboxes clear. Snow from driveways cannot be shoveled or plowed into the street right-of-way or onto sidewalks. This is a violation of Municipal Code Title 24.80.090 & could result in a fine of \$100 or more. Snow removal & ice control around mailboxes are the responsibility of box holders.
- **Street Parking** Parking on streets in winter prevents proper snow removal from streets. Limit on-street parking in all areas when snow plowing & removal operations are occurring. Tell your visitors & renters too. (There are also limits re. how long a vehicle may be parked at any time on city streets.)
- **Cul-de-sac or dead-end street** It is not only illegal to park vehicles in the middle of a cul-de-sac per Municipal Code Title 9.30.030, A13. It is also very difficult to get your street plowed that way. Vehicles parked in a cul-de-sac during snow plowing or removal operations may result in a citation &/or towing.



**ECHOA website:
Eaglecrossing.org**

Welcome to the Eagle Crossing Homeowner's Association (ECHOA), a planned community. The eaglecrossing.org website is available to provide information for owners &/or residents of the 233 homes within Eagle Crossing. Our association member homes are located on Mills Bay Drive, Mountain Point Drive & Circle, Chrystal Island Drive, Trail Bay Drive, Northwood Park Circle, Driftwood Bay Drive, Danny Drive & Circle, and Highland Ridge Drive in Eagle River, Alaska.

Common Area, Garbage/Trash, other...

Q. Do laws & covenants apply to all residents—even those who visit, rent, or lease?

A. Yes. All residents must conform to laws & covenants. You are responsible for informing visitors, tenants.

The Board gets regular questions from residents about ECHOA Covenants. Thank you to newsletter contributors, too. Here's a few recent reminders:

- Garbage is to be placed on the street for pick-up the day of collection only & taken off street by 9pm that day. Trash containers must be kept clean & stored out-of-sight at all times, outside of garbage pick-up days—behind fences or inside garage. This is both an MOA ordinance & in our Covenants. The MOA ordinance allows for fines of \$100-500. (See ordinance at MOA website.)
- Store all misc. stuff out-of-sight (including toys, wood piles, tires, shovels, misc.).
- File the required request form prior to remodeling, removing trees, altering fencing, external painting, etc. on your property. Please don't dig w/o contacting utility companies first. When in doubt, ask first. (Obtain forms from Cedric Burden, ECHOA Property Manager or the ECHOA website. See also the Common Area below.)
- ECHOA Common Area refers to the jointly owned & managed open lands around our homes & surrounding the Association, adjacent to other associations, church, school, & park lands. Owners may not (no exception) alter, clear trees or vegetation, dump, or otherwise trespass, infringe, change, impact ECHOA Common Area land without prior full Board written approval. Motorized vehicles or any potentially dangerous substances, etc. are not allowed in/on those areas or adjacent park lands. Violators have & will be fined &/or prosecuted. (Note: the Board recognizes that some dead trees on Common Area may need to be removed. Before you do any clearing, file the formal request form to seek full Board written approval.)
- Off-road &/or unlicensed motorized vehicles are not allowed on city streets, state or Municipality of Anchorage park land adjacent to the ECHOA, or on ECHOA Common Area property.



Thanks. Happy & healthy fall/winter to you & yours...

CONTACT:

If you own your home & live in the Eagle Crossing Homeowner's Association (ECHOA) or own a home here & currently rent/lease it out:

For more information, questions, concerns regarding your Eagle Crossing Homeowner's Association, check out the ECHOA Covenants-Declarations, By-Laws, minutes of Annual meetings, useful forms, required documents, etc.

Contact: Cedric Burden, Property Manager, PacRim, 907-563-3345 or email to cedricb@prpalaska.com &/or visit our website @ eaglecrossing.org.