

Spring/
Summer -
May 2021

Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2021



Reflections on Spring renewal...

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Well, we weren't sure when it was arriving but finally, spring is here. This year's weather has been up & down—with record-setting, above normal temperatures & more recently, below normal. The weatherman announced today that Southcentral Alaska may see below normal temperatures for the remainder of May but we hope for steady warming. Our spirits move up & down with the weather.

We remain hopeful for "green-up" as small buds are popping out from bushes & trees & there are other hints of spring—the first growth of willow, wild strawberry, & tiny, wild orchids peeking out beneath a dark brown mat of fall leaves. Green-up may trigger our allergies but bring on those spring green things!



While we are thankful for getting our vaccinations against the Covid-19 virus, we grieve for those who lost their battle or continue to struggle against the virus' invasive, long-term effects. Once again, we turn to thank the renewal of life in spring & remain grateful for those who protect & care for us. Thank you & best of health to everyone. Can summer be far behind?



Calendar:

- Ongoing: Fire Danger. Are you ready? Fire prevention is everyone's responsibility. (See more @ MOA fire department, muni.org & Annual Meeting minutes, p.)
- Ongoing: Get vaccinated for Covid? (See dhss.alaska.gov for locations—everyone's eligible! Check vaccines.gov or text your zip code to 438829 for a vaccine right now.)
- May: 5/1 Summer toys, campers, vehicles in season. Winter toys must be stored.
5/4-29 Area wide, MOA cleanup, & check MOA website for a free summer disposal dump pass (MOA muni.org, anchoragechamber.org & MOA_SWS)
5/1-5/31 JBER Operation Clean Sweep, cleanup.
- June: Week of 6/7 ECHOA Board spring walk-through. (see p.2)
Week of 6/21 home-of-the-month, June (\$50 Lowes gift certificate)
- July: Cancelled again this year (check anchorage.net & Eagle River cer.org)
7/14-18 Bear Paw Festival:"Roaring 20's, 2.1" Eagle River (bearpawfestival.com & cer.org)
Week of 7/20 ECHOA home-of-the-month, July (\$50 Lowes gift certificate)
- August: School begins (check for updates). MOA-Anchorage School District.
8/20-9/6 Alaska State Fair, Palmer (see alaskastatefair.org).



Can you please send your tenants a copy of this newsletter?

Eagle River & Anchorage—

May 4-29



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ECHOA News Briefs:

- **ECHOA Annual Homeowner's Meeting:** The ECHOA Annual Homeowner's Meeting was again held electronically on April 7, 2021 at 6:30pm. Every homeowner was mailed a packet prior to the annual meeting containing the agenda, previous minutes, budget. A quorum was established. After the participants reviewed & approved the agenda & last year's minutes, the ECHOA Board President welcomed everyone & gave a brief report—including a special thanks to Jim Hendley, who retired from the Board in October, 2020. Cedric Burden reviewed the approved 2021 budget. Scott Breitsprecher, William Bergeron, Jr., Jo Gottschalk, & Mark Littlefield continue to serve as the ECHOA Board of Directors (along with Cedric Burden, Property Manager & non-voting Board member).

- **Home-of-the-Month winners:** Winners of the October & December HOM awards & \$50 Lowes gift certificates were—October: 19216 Trail Bay & December: 19503 Highland Ridge.

Congratulations to those residents! All the decorated homes were appreciated & enjoyed by everyone who viewed them. Thanks to the many other residents whose homes were nominated. They brightened up the season & lighted the darkness. Additional winners will be selected in June & July for their exceptional homes, lawns, gardens, &/or decorations.

- **Spring Walk-Thru:** Each year, the ECHOA Board conducts a visual review of the association's 233 homes, common areas, & network of trails for maintenance & compliance with Covenants. This year, the walk-thru is planned for the week of 6/7. As you know, homeowners & tenants need to be familiar with & adhere to all ECHOA Covenants. When a homeowner rents/leases their home, they remain responsible. *Note: Municipality of Anchorage (MOA) rules, regulations, laws also apply to living in Eagle River.

- **Bears and Moose:** It's time! Most of us live here because we love the beautiful surroundings, lifestyle, convenience, & proximity to wild areas & wildlife. Bears and moose are soon to be out & about; they're big, they're strong & fast, & they live & raise their young all around here. Each year, officials remind us to be alert & respectful of wildlife. Please educate your family & guests to help prevent disastrous encounters (see www.muni.org/Departments/parks/Pages/Wildlife.aspx for more info. & a link to the ADF&G for reporting problems/questions on area wildlife.)



Garbage left improperly stored attracts wild animals & can quickly become a serious neighborhood safety issue. The ECHOA & Municipality of Anchorage (MOA) both have requirements for the storage & pick-up of garbage: the MOA can & will issue violation citations to residents (for more on this, see p.5).



Goal: keep our area clean & human & wildlife residents safe.

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ECHOA News Briefs, cont.

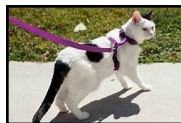
- **Domestic Dogs/Cats:** Ok, we love our puppy; she is family. Your pooch or kitty is a neighborhood cutie. We wish we had a potty for our puppy. But, the fact is all loose **Poop is Unsanitary.**



Please keep your animal waste promptly picked up & disposed of appropriately. When out for a nice walk, carry a baggie & pick up the poops; maybe carry an extra & offer to someone you see. When left on the ground, poop is an unsightly, public health problem that needs to go away....

We once had a neighbor who had it figured out: he simply dumped their large dog's poop over the back fence—out of sight out of mind. Unfortunately, it doesn't work that way. It doesn't disappear, is unsanitary, can be full of bacteria, & affects the safety of land runoff & water quality. And who wants someone leaving, dumping their puppy poop so kids & others can step on it?

We love our kitty too. But, what about allowing them to roam loose?
Cats are natural hunters who can kill large numbers of little birds & other small animals. Loose felines regularly get run over, lost, picked up by animal control, end up in traps, or as victims of other dogs & wild animals. (See American Humane Assoc.) P.S. Did you know that MOA Animal Control will sometimes provide residents with humane traps to capture loose-running, problem domestic animals?



The MOA Animal Control staff report large numbers of loose dog attacks. The MOA requires domestic animals to wear current **licenses**, be up-to-date on **shots**, & be **on leash** &/or properly & safely restrained on our property. (See muni.org for regulations, restrictions). Loose dogs—even the most docile & friendly may attack & severely injure animals & people.

Traps: Unlawfully placed traps have been found in common areas near our homes. Trapping is generally illegal throughout the MOA & much of Chugach State Park (see adf&g.alaska.gov Unit 14C map, MOA Animal Control @ muni.org & adn.com).

- **Common Area/Trail Lawn Maintenance:**

The Board renewed the contract with Kelly Lawn & Landscaping for lawn maintenance services between May 1 & September 31, 2021.

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Fire & Fire Prevention:

Common Area, Residential Fires: "Common areas" are the undeveloped, wild lands within the ECHOA, surrounding our homes, & managed on behalf of all homeowners by the ECHOA (see our Covenants). Changing climate & disease is affecting all Alaska area wildlands: Our common areas are exhibiting a growing number of dry, dead trees & underbrush & we're experiencing earlier & longer fire seasons. Residents are urged to be on high alert this year for fire danger & actively conduct fire prevention efforts. Please join us to do what you can to prevent fires. We're all responsible. Be "Fire Wise."

(See AK Governor's 5/9 Proclamation: "Wildland Fire Prevention & Preparedness Week," gov.alaska.gov.)
Other resources: SOA Dept. of Natural Resources (dnr.alaska.gov), forestry.alaska.gov/burn; Alaska Fire Info. (adfire.com), BLM Alaska Fire Service (BLM.gov); fs.USDA.gov (make your home wildfire defensible).

Fire danger is a serious concern in Southcentral Alaska.

To start addressing fire danger locally, the ECHOA will conduct a 1-2 day program of dead tree mitigation & fire prevention for the clearing of pre-identified dead trees & brush on wild, common area land (scheduled to begin this spring on 5/13). We expect this to be the beginning of a very gradual, multi-year effort in fire prevention for the association. Representatives of surrounding homeowner associations, organizations, the MOA, State of Alaska (SOA), & BLM will likely be involved.

We realize we cannot tackle a cleanup of our common area alone; it will be an ongoing problem. It is an increasingly important one for the wellbeing & safety of all Eagle Crossing residents, nevertheless. Initial costs this year will be covered through budget reserves. (In future, should the association decide on further clearing, there may be a need for one-time or additional dues increases.)

You may be able to help. But we need to coordinate. If you are an ECHOA homeowner interested in & capable of volunteering for limited fire hazard prevention on common ECHOA lands immediately adjacent to your home, please contact Cedric Burden, Property Manager to gain **Board written approval—PRIOR** to any clearing, cutting trees & brush on ECHOA common area. (No burning is ever allowed.)

Caution: Wildland clearing can be very dangerous; it's not for the inexperienced—folks have been injured & unintentional fires can result. Sparks from chain saws can cause fires. We must work carefully to prevent starting a fire. Once you get approval to clear a tree (dead trees only) you must also clean up the debris. If your property borders the Church of Latter Day Saints, Alpenglow elementary school, MOA lands, Chugach State Park land, or another person's property, you must also follow their rules & **seek their written approval** before clearing adjacent to or on their land. (Do you know your property boundaries?)

Fires, Fireworks:

- Burn permits required for home use (no burn barrels);
- Burning of any kind is not permitted on common areas;
- Fireworks are generally illegal.

The Municipality of Anchorage (MOA) regularly (907-267-5020; 907-267-4901) issues changing guidelines on fires & the legality of personal fireworks. The ECHOA Covenants contain rules about open fires within the association. Check before burning anything anywhere.



Thank you for being "Fire Wise." If you see a fire, smoke, or anything dangerous, immediately call 911.

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Garbage, Waste Receptacles/Pickup:

Finally, the Municipality of Anchorage (MOA) would like us to know that a common complaint in the spring & summer months is about bears getting into homeowners' yards & trash (includes suet, open dog food, fish, unclean barbecues, etc.). Municipal Codes apply to handling & storage of residential garbage & waste. The ECHOA Covenants address this topic, also.



We spoke this spring with Tim Hamrick, Land Use Enforcement Officer. The Anchorage Municipal Code (AMC) 15.100 addresses trash. Among other things, here's what we learned:

- There are generally 2 types of trash containers available: standard Alaska Waste-issue containers & bear-resistant type containers. The type you have determines the MOA rules for handling the container on waste pickup days.
- Standard containers "shall be placed for pick up the morning of collection & retrieved not later than 9pm of the same day."
- Locked bear-resistant containers "may be placed for pick up no more than 12 hours prior to the day of collection & retrieved not later than 9pm of the same day."
- "When not set out for collection, trash containers shall be stored inside a structure...." ECHOA Covenants require that all trash containers & all other miscellaneous items must be stored securely out-of-sight (behind fences, within garages, backyards).
- Residents can & will be ticketed by the MOA starting at \$100 per violation. Residents can call Mr. Hamrick to report violations. He explained that he understands it is a complex issue with our work schedules, etc., however, it is also a serious safety concern for residents.

If you have questions or concerns re. the MOA requirements, Mr. Hamrick may be contacted at 907-343-8335. Call Alaska Waste at 907-688-4446 or 907-563-3717 for questions re. pickup schedules & bear safe containers.



Contact: Homeowners & tenants of the Eagle Crossing Homeowner's Association (ECHOA) should have a copy of ECHOA Covenants & relevant documents & be familiar with them. If you are a homeowner, please share this newsletter with tenants. Contact Cedric Burden, our Property Manager, w/PacRim, 563-3345 or email to cedricb@prpalaska.com if you have questions. You can also check the ECHOA website @ eaglecrossing.org.

Problem, Concern? Do you know whether you have an ECHOA concern, question, suggestion, or complaint? Keep in mind that some calls we receive are not really ECHOA related: you may need instead to contact the MOA, police, State of AK, etc. Your association is governed by & can enforce its Covenants. Cedric Burden, PacRim, provides support for & is the Property Manager for our association. PacRim staff strive to return all our calls & emails within 24 hours.