

Spring,  
Summer -

April/May,  
2022

# Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2022



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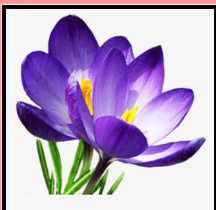
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*Send your tenants a copy . We'll post it on the website too.*



**Welcome, Spring!** We are so pleased to feel the warmth of increased sunlight & see the buds on our willow, trees, & bushes. Perennials are bravely peeking out from beneath the still frozen ground & small traces of remaining snow. Moose have been seen out & about, grabbing a drink of water in bird baths & grazing on the fresh growth. We've heard a few reports of bears awake, too. Hooray for spring in Eagle River! It's a fine time to get out, take a walk, rake a few leftover leaves/mulch, & look around the beautiful area we live in, or plan for our summer garden. We shout out for all the blessings of spring renewal. Good health & best wishes to you & your families this spring season. (Look below for association news & spring events.)



## Calendar:

- Ongoing: Fire Danger. Are you ready? Fire prevention is everyone's responsibility. (See more @ MOA fire department, muni.org & Annual Meeting minutes, p.2,4)
- May: 5/1 Summer toys, campers, vehicles in season. Winter toys must be stored by 5/1.  
5/1-28 City wide, MOA cleanup, & register beginning 5/1 for a free summer disposal dump pass & view all the planned activities (anchoragechamber.org, muni.org & MOA\_SWS).  
5/1-31 Free Summer Disposal Pass request. Register for your free dump day pass at the Eagle River landfill, 1 per household. (Muni.org under Solid Waste Services or 907-343-6250 or email freedisposal@anchorageak.gov).  
5/19 MOA school closes (asdk12.org/calendar)
- June: Week of 6/6 (or week of 6/13) ECHOA Board spring walk-through. (see p.2)  
Week of 6/20 home-of-the-month, June (\$50 Lowes gift certificate)
- July: 7/4 4th of July, Independence Day celebrations, parade, party, & fireworks (tba for Eagle River/Chugiak & Anchorage)  
7/13-17 Bear Paw Festival:"It Takes Two to Tango" Eagle River (bearpawfestival.org & cer.org)  
Week of 7/18 ECHOA home-of-the-month, July (\$50 Lowes gift certificate)
- August: 8/18 School begins (check for updates, asdk12.org/calendar)  
8/19-9/5 Alaska State Fair, Palmer (see alaskastatefair.org).

**Eagle River & Anchorage—**

**May 1-28**



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## Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2022



### ECHOA News Briefs:

- **ECHOA Annual Homeowner's Meeting:** The ECHOA Annual Homeowner's Meeting was conducted electronically on March 3, 2022 at 6:30pm. Homeowners were mailed a packet prior to the annual meeting containing the agenda, previous minutes, budget. A quorum was established with 24% or 56 of 233 homeowners submitting proxies &/or attending. 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 Mark Littlefield, who resigned from the Board in April. We appreciate his service & contributions to the association. Scott Breitsprecher, William Bergeron, Jr., & Jo Gottschalk continue to serve as the ECHOA Board of Directors (along with Cedric Burden, Property Manager & non-voting Board member). Jim Hendley returned to serve on the Board to fill the vacant seat. Thank you to the homeowners who attended.

#### Highlights:

- Reviewed & discussed the 2022 budget—no dues increase
- Approved a renewal of the Kelly's lawn contract
- Discussion of dead tree mitigation plans for 2022 (see also p.4)
- Invited volunteers who might be interested in learning more about the Board of Directors functions &/or service on the Board.

**Home-of-the-Month winners:** Winners of the October & December HOM awards, receiving the \$50 Lowes gift certificates were—October: 19328 Trail Bay & December: 19112 Trail Bay.

Congratulations! Thanks to the many residents who decorated their homes: you made the fall & winter seasons full of wonder & cheer. Your efforts were appreciated & enjoyed by everyone. Additional winners will be selected for their exceptional homes, lawns, gardens, &/or decorations in June & July. (Winners will be announced in the Fall/Winter newsletter.)



- **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 6/6 (or 6/13). Homeowners & tenants living in the Eagle Crossing Homeowner's Association (ECHOA) need to be familiar with & adhere to all ECHOA Covenants. This applies to visitors too. 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.)

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# Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2022



**Eagle Crossing Homeowners 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 & Danny Circle, and Highland Ridge Drive in Eagle River, Alaska.**

## ECHOA News Briefs, cont.

### Area Cleanup:

With more sunlight we have more time to be out and about! Anchorage & Eagle River hold community cleanup days every spring (see calendar, p.1). But every day is a great day to clean up. Here's our list....



- How does the place look? With just a bit of elbow grease & some time outside, we can tidy up, pick up, & keep Eagle Crossing a great place to live & play (& help keep those property values up too). Could the house use some outside paint? Does the entry way need some fixing? Are walkways clear of toys, debris? Could stacked up stuff be put away? Are those windows in need of a good washing?

- Does dog poop or garbage need to be picked up? (Good grief. Never leave waste or garbage on/around our trails & sidewalks or on somebody else's property. Bag it, please. Hey, don't leave the bagged poop; take it with you. Most folks are responsible. But, for uninformed dog walkers? Smile, say hi, & politely suggest they take their dog's waste with them. We don't have paid folks walking around picking up after others....)



- For our front lawn & backyard, we consider the advice of our local gardening experts. Whenever possible, avoid commercial pesticides, herbicides, unnecessary fertilizers, etc. that harm insects critical for food pollination, wash into local waters, or damage soil food web microbes. For more on area cleanup, see calendar on p.1.



**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, 907-563-3345 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.

# Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2022



## Dead Tree Mitigation and Fire Prevention:

### Common Area, Residential Fires

Fire prevention is  
everyone's business.

Be "Fire Wise."

If you see a **fire**, smoke, or any-  
thing dangerous, immediately

**Call 911**



To report an Alaska  
wildland fire call

1.800.237.3633 or 911

For fire information call 907.356.5511

**Fires, Fireworks:** Did you know?

- **No fires on common areas;**
- **All fireworks are illegal in our area** (see [muni.org/Fire Department FAQ](http://muni.org/Fire Department FAQ)).
- **No vehicle fuel** may be stored (ECHOA Covenants, Exhibit E, #6).
- **No exterior fires** are allowed, of any kind, except barbecues (ECHOA Covenants, Exhibit E, #10).

(See also: SOA Dept. of Natural Resources ([dnr.alaska.gov](http://dnr.alaska.gov)), [forestry.alaska.gov/burn](http://forestry.alaska.gov/burn); Alaska Fire Info. ([adfire.com](http://adfire.com)), BLM Alaska Fire Service ([BLM.gov](http://BLM.gov)); [fs.USDA.gov](http://fs.USDA.gov)).

### Dead Tree Mitigation:

Last year, the ECHOA started a dead tree mitigation project. It is an important effort for the wellbeing & safety of all Eagle Crossing residents. (See the reports in the Spring/Summer 2021 & Fall/Winter 2021 newsletters.)

This spring, the ECHOA plans a second 1-2 day program of dead tree mitigation & fire prevention for the clearing of pre-identified dead trees & brush on wild, common area land between **Highland Ridge & Northwood Park Circle**. There is limited access so the date & number of dead trees identified & removed will depend on scheduling, weather, & terrain. (When the work begins, keep children away & safe.)

**WE NEED  
YOU  
TO  
JOIN OUR  
CREW**

Could you help us identify dead trees or specific concerns? Could you spare 1-2 hours to help tape those trees? Contact Cedric Burden as soon as possible (see p.3 for his email/phone). Thanks!

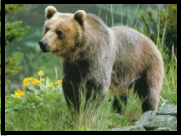
So, let's coordinate. If you are an ECHOA homeowner interested in & capable of identifying dead trees for this spring's project or any other limited fire hazard prevention on common ECHOA lands immediately adjacent to your home, contact Cedric: PRIOR to any clearing, cutting trees & brush on ECHOA common area. (Remember: living trees & vegetation may never be cut or cleared off common area. Dead tree debris must be cleaned up & removed.)

A Note of Caution: Wildland clearing can be very dangerous—injuries or unintentional fires can result. We must work carefully. Also, if your property borders the Church of Latter Day Saints, Alpenglow elementary school, MOA lands, Chugach State Park land, or another person's property, **seek written approval** before clearing adjacent to their land. (Do you know your property boundaries?) Thank you.

## Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2022



### Garbage, Waste Receptacles/Pickup:



Residents in the ECHOA may not leave their garbage, waste receptacles out in front of homes or on driveways. It's clearly stated in the Covenants yet it continues to be an issue. Garbage, garbage containers, &/or other stuff left out in sight is unsightly, attracts wild animals, & can quickly become a serious neighborhood safety issue.

Ok, we know you know. But, it simply continues to be an issue.

We ran this item in last year's spring newsletter & think it deserves a second run for everyone's safety & to avoid unnecessary inconvenience or fines.

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

- 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, animal poop, fish, unclean barbecues, etc.). Municipal Codes apply to handling & storage of residential garbage & waste.
- The ECHOA Covenants also address this (Exhibit E, #4 & 10). Residents will be warned & then fined. Garbage waste receptacles must (no exception) be stored away, behind the fence or in the garage.

Tim Hamrick, MOA Land Use Enforcement Officer explained to us that the Anchorage Municipal Code (AMC) 15.100 states:

- Standard containers "shall be placed for pick up the morning of collection & retrieved not later than 9pm of the same day." (Note: not outside the night before.)
- 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 (behind fences in backyards, inside garages).
- Residents can & will be ticketed by the ECHOA @ \$25 per day & the MOA at \$100 per violation.

It is a complex issue with our varied work schedules, etc., however, it can also be a serious safety concern for residents.

If you have questions or concerns re. garbage/waste storage, call Cedric Burden (907-563-3345 for ECHOA info. or Tim Hamrick for the MOA at 907-343-8335. Call Alaska Waste at 907-688-4446 or 907-563-3717 for questions re. pickup schedules or availability of their bear safe containers.



***Alaska Summertime — Enjoy!***

