

Fall/Winter
2023



Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Fall 2023



The News

It's Fall...

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Fall is here. It's been a rainy, chilly year in Eagle River. The state fair has ended & it's back to school. Bright, new snow is covering the tops of the higher mountains now & most certainly more will cover the hillside. There have been frosty nights. The trees are mixed green & golden against rich, deep brown hillsides & bits of red color from mosses, berries, & fireweed. Sandhill cranes were seen migrating out in groups high overhead, up the canyon & on their way out of Alaska. Residents enjoy listening to those voices & seeing their beautiful, graceful wings in formation & are happy to live along a flight path of many of Alaska's migrating birds. Don't forget those bears & moose around too.

Getting ready for winter: better check the gutters again for debris/leaves, close the crawl space vents, get a tune-up kit for the snowblower. Get the annual furnace & heater or fireplace inspections done (if not already serviced). Check the emergency supplies in case of power outages, earthquakes, severe storms, or whatever.

Alaska's resident garden expert, Jeff Lowenfels, says mulch but leave your grass clippings on the lawn & don't rake those leaves. They enrich the lawn & feed the soil. So, tidy up the yard & check his weekly column in the ADN. (adn.com)

Those falling leaves are pretty... Consider adding just a few little LED outside lights to brighten the increasing darkness (but not block the view of those stunning northern lights that have been photographed lately).

Happy Fall!



Kids, did you know? Sandhill cranes stand almost 3 feet tall & have a wingspan of 6 feet. Alaska has 2 species of cranes: "There are two populations of cranes in Alaska, the Pacific Flyway Population and the Mid-Continent Population. They nest in different areas, winter in different areas, and use different migration routes."

ADFG, Riley Woodford, 2008.



INSIDE—

- *Projects--Completed & Upcoming*
- *Contract Renewals*
- *Mailboxes*
- *Pre-Approval requests*
- *Pictures*



Fall/Winter ECHOA News

♦ 2023 Projects completed—

It's been a busy year, to date. In addition to its ongoing function, the Board completed numerous projects that help insure the safety, integrity, upkeep, & value of properties in the ECHOA:

- 1) the annual Spring Walk-Thru report & follow-up
- 2) the June/July home-of-the-month review & awards (see below)
- 3) assistance with an expanded drain project in common area, planned & completed by the Municipality of Anchorage (MOA),
- 4) insured that the MOA complete repairs & resurfacing on parts of the paved walkway along Driftwood Bay (esp. the walkway stretching between the school & across from the church)
- 5) contracted for repair of the damaged church fence (prev. addressed in the Fall 2022 newsletter & other correspondence, caused by an unknown ECHOA resident),
- 6) coordinated with the MOA to trim hedge along Driftwood Bay (between Highland Ridge & Northwood Park Circle) so that the paved walkway was accessible, clear, & safe
- 7) contracted for & coordinated 3 days of fire mitigation clearing on ECHOA common area land below Mills Bay, Mountain Pt., & Trail Bay, as well as some dead tree clearing along the pathway between Danny Circle & Chrystal Bay (see p. 3 & the Fall 2022 newsletter)
- 8) contracted for & coordinated repairs & repaving of all ECHOA maintained pathways; negotiated for a 15% discount on resurfacing ECHOA owner driveways (see p. 5)

♦ Upcoming projects over the remainder of 2023—

In addition to its ongoing function, the remainder of the year for your Board will be all about getting ready for fall/winter maintenance & preparation for the 2024 season:

- 1) review & renewal of ECHOA contracts for winter snow removal & spring/summer grass, pathway care (for more info. on snow removal & summer care, see the Fall 2019 newsletter on the ECHOA website or contact us w/any questions—see also p. 4)
- 2) conduct the annual October/December home-of-the-month review & awards

June/July Home-of-the-Month awards—**Congratulations!**

Congratulations to 2 homeowners: They were unanimously selected by the Board to receive a \$50 Lowes gift card award. Thank you & congratulations to residents of

- **19635 Highland Ridge Dr.** (beautiful flower beds along the driveway, porch flowers, gorgeous) for June
- **8964 Northwood Park Circle** for July (beautiful lawn, flowers everywhere).



October & December: nominees during the 3rd week of those months. Thank you for helping to keep our area a great place to live—through outstanding home care & brightening up the winter months with October/fall decorations &/or December lights or decorations.



Fall/Winter ECHOA News, cont.

Dead Tree / Fire Mitigation 2023:

This was the 3rd year that the ECHOA has conducted dead tree/fire mitigation on common area lands. It is an important investment in the safety of all Eagle Crossing residents. Common area wildlands have aged & fire danger is a serious concern. So, fire safety practices & fire prevention remain a high priority for residents, our association, surrounding developments, & MOA & state land managers.

This spring, Board members walked & marked trees & ECHOA boundaries below Mills Bay, Mountain Pt., & Trail Bay. They braved mosquitoes, bears, & a jungle of dead brush, trees, & debris. In late June, Tall Trees tree service conducted 3 days of difficult & hazardous mitigation work down there. Wildland clearing is very challenging & dangerous in the best of conditions; there is limited access & difficulty walking, working, & removing the dead brush, limbs, & debris. (See a few pictures below.) In the 3 days a lot of work was done but there is a lot more to be completed. We appreciate the dedication & effort the Tall Trees staff & Board members demonstrated on our behalf.



Next year, more work is planned below & extending along Trail Bay. We will also review the need on the strip of common area land between Danny Drive & Highland Ridge Drive & above Highland Ridge. for future efforts.





Fall/Winter ECHOA News, cont.

Who Cleans Around Your Mailboxes?

Who clears & cleans around your central mailboxes all year long? The post office doesn't do it but they can & will refuse delivery if it's not done. Our snow removal contract covers only pathway/trails in winter. Our lawn contract covers only grass along our pathways in spring/summer. The Municipality of Anchorage (MOA) plows & maintains our local streets while the State of Alaska (SOA) is responsible for highways. Homeowners are responsible, in general, for keeping gutters, driveways clear of litter, snow berms (p.s. do not push snow out onto streets—an MOA violation) & walkways in front of homes.

So, talking about mailboxes, the post office doesn't do it. It's usually taken on by only one resident near the boxes & they voluntarily do all the work for us—picking up litter, butts (yuck), snow, ice, you name it, day after day, year after year. At the Annual Meeting, we had an owner express frustration that no one ever offers to help with the responsibility; is it just taken for granted? Find out who that really nice person is & say thanks. Maybe we can all offer to take a turn & help, at least when they aren't well or will be away. Stop, say hi, & ask...

Bears & Garbage

Reminder: Bears are still out. Moms & cubs are around.

You MUST store garbage bins.

DO NOT put garbage out early or fail to pick up waste.

Please help keep residents & bears safe.

(See Spr.23 newsletter for more on this. We have sent out numerous, special emails on this.)

The MOA & ECHOA will fine but the issue is bigger than a fine; it's a matter of safety & security.



ECHOA FORMS—when do we need pre-approval for home maintenance, repairs, changes?

ECHOA Covenants provide guidance on when owners need pre-approval. Check those out before you begin work. Examples of this include but are not limited to:

- painting the house (even if you intend to repaint using the same color scheme)
- repairs, reconstruction of external fencing, stairs, siding, roof, etc.
- changes to driveways, additions, etc.

If you are not sure, check the ECHOA Covenants & documents &/or call or email our property manager, Cedric Burden (see his contact info. on p.5).

Calendar:

October: *9/30-10/1—Trailers, campers, summertime toys, etc., must be stored & removed from all ECHOA roads, driveways, & offsite or out-of-sight. Winter season begins now.

*10/31—Halloween "trick-or-treaters" out on streets in evening. Drive safe!

November/December:— *Thanksgiving/Christmas vacations

*seasonal holiday craft fairs & bazaars. See the ADN for list & locations. (adn.com) & Eagle River holiday activities: *12/1-2 Tree Lighting & Merry Merchant (cer.org)

*12/25-1/5 - winter k-12 school break (asdk12.org—calendar)

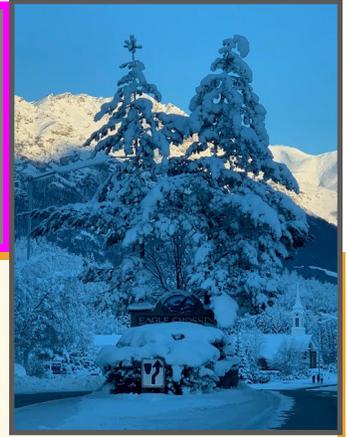
January/February: *winter activities—enjoy!

*1/8 - k-12 classes resume

March/April: *3/11-15 Spring Break (asdk12.org—calendar)

*Annual ECHOA Homeowner's meeting, date tba.

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Fall/Winter ECHOA News, cont.

All ECHOA Pathways Repaired & Repaved:

The ECHOA maintains a network of association pathways. Pathway maintenance can be costly but when cared for each year, the pathways can last a long time & major work—if & when needed—is covered in our reserves budget well in advance. Pathways provide access & are enjoyed all year long. They are another reason we love living here.

In early July, Alaska Quality Sealcoat crews were onsite repairing & repaving all ECHOA pathways. Board members walked the paths ahead of time with a representative of Alaska Quality Sealcoat to identify areas that needed special attention/repair as well as to prepare for repaving. The job was completed in good time & our thanks to the crew & Board members who made it happen. (Enjoy some pictures below.)



CONTACT: Homeowners & tenants of the Eagle Crossing Homeowner's Association (ECHOA) will want to keep a copy of & be familiar with all ECHOA covenants & regulations (also online at eaglecrossing.org). Owners & residents are responsible for being knowledgeable & adhering to them. If you are an owner, you can help us by keeping your contact information up-to-date. Thank you. Please contact Cedric Burden, Property Manager, 907-563-3345 or email cedricb@prpalaska.com with updated address/contact information or if you have association questions.

PROBLEM/CONCERN? Some questions about our area can be answered by the ECHOA. Keep in mind that others may need to be answered by contacting the Municipality of Anchorage (MOA), the State of Alaska (SOA), utilities, or emergency officials (911)—for example, re. area association roads, lights, state or local highways, utilities, etc.



If you have or witness an emergency, there is a dangerous situation, or danger, call 911 & tune into local radio stations. Keep your emergency supplies up-to-date & on-hand in case of earthquake or other serious events. Be familiar with emergency guidelines. If you can, check on your neighbors & lend a hand when possible. Have a safe & lovely fall/winter!