

Fall/Winter
2024



Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Fall 2024



It's official...



Fall is here & snow is coming.
Happy Fall!

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Happy Fall & Winter!

Enjoy the rest of the year....

We hope you & your family enjoyed a healthy, happy, prosperous spring & summer season. There have been a lot of rainy days but some really beautiful, sunny ones too.

Alaska has had lots of visitors from out-of-state this year, eager to see our Great Land beauty—to fish, sightsee, hike, drive, fly, cruise, etc. How about those northern lights & beautiful colors on the mountainsides; getting outside in Alaska is spectacular & leaves wonderful, lasting memories. Our friends & family reported areas of very good salmon fishing while others expressed concern about small sizes & fewer fish. Residents & visitors alike love the fresh salmon, halibut, & all the other delicious foods our state provides. We didn't get our berry picking done this year but we sure saw an abundance of berries. Flora, fauna, wildlife, foods, sights, smells, & sounds—and we live here. Hope you've had a wonderful year in Alaska.

Your Eagle Crossing Homeowner's Association (ECHOA) Board of Director's conducted the annual homeowner's meeting on March 19 & the Board has been meeting regularly every couple of months, as usual.

We want to update you on some of the work completed & highlight a few other items specifically for fall & winter. If you have questions or information to share, please contact us. We appreciate your input. If you rent or lease your home here, please provide them with information on association covenants & share the newsletter.





Fall/Winter ECHOA News

◆ **2024 Projects, Notes—**

-In addition to its ongoing functions, the Board completed projects that help insure the safety, integrity, upkeep, & value of properties in the ECHOA:

1) **The annual spring walk-through & follow-up:**

Congratulations to ECHOA residents. The annual spring walk-through by the Board of Directors found our area in very good shape, overall. By keeping our lawns, homes, walkways, paths, & area in well tended, good condition we help insure home values & foster a desirable, beautiful & safe area to live—for our families & neighbors.

We also appreciate the ongoing good works by Kelly Lawn & Landscaping (our spring/summer lawn maintenance contractor), the Municipality of Anchorage & State of Alaska road & utility maintenance employees, & other utility contractors (GCI, etc.) as well as our surrounding area homeowner association residents. We work together make Eagle Crossing a great place to live.

2) **Poop—procured & installed a sign at the entry to common area off Trail Bay/Mountain Pt.**

Owners who attended the ECHOA annual homeowner's meeting in March expressed frustration at folks who walk their dogs but leave their dog's poop. These dog walkers leave the raw poop or bag & dump it along or upon our walkways & common area lands. It is unsanitary & a health issue. It's hard to understand. (This problem has been covered in numerous years' newsletters & in meetings. Although less frequent, the poop problem continues—most recently, for ex., 2 bags of poop were unceremoniously dumped at the entrance to Northwood Park Circle.)



The Board responded: a sign was ordered & installed. We hope it helps. Meantime, inform others & enjoy your walks & pick up & take out the poops.

3) **Contracted for & coordinated 3 days of fire mitigation clearing on ECHOA common area land below Mountain Pt. & Trail Bay** (see more on p.3).

-The remainder of the year will be all about getting ready for **fall/winter maintenance** & preparation for the 2024 season.



◆ **Dead Tree / Fire Mitigation 2024—**

This was the 4th 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 year, Board members targeted additional common area land behind Trail Bay for clearing dead trees/brush. In late July, Tall Trees tree service were onsite with crew & equipment for 3 days of mitigation work in that area. Wildland clearing is very challenging & dangerous in the best of conditions; there is limited access & difficulty walking, working, & removing the dead brush, limbs, & debris. Weather limited some of their progress this year. (See a few pictures below.) We appreciate the dedication & effort the Tall Trees staff & Board members demonstrated on our behalf.

Next year, clean-up work is planned behind Mills Bay & in areas to be determined.





◆ **Reminders—**

from your ECHOA & the Municipality of Anchorage (MOA)

1) Mailboxes & Snow Plowing



The U.S. Postal Service doesn't clean around your mailboxes. They can & will refuse delivery if it's not done. Our snow removal contract covers only pathway/trails in winter.

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.

The Municipality of Anchorage (MOA) plows & maintains our local streets while the State of Alaska (SOA) is responsible for highways.

2) Garbage & Outside Stuff



Residents must store garbage bins & all other items in garages &/or out-of-sight. Bears are still out. Do not put garbage out early or fail to pick up & properly dispose of waste. If you must store garbage bins behind your fence, avoid putting smelly stuff that could attract bears into your yard. (Note: Incredibly, we've had bears jump wood fences into backyards.)

Barbecues, toys, chairs, other miscellaneous stuff must all be put away & stored out-of-sight, also.

3) Fall Clean-up

Leaves are falling. The MOA has had their street cleaners out but we need to help. Please rake leaves & other litter out of the gutters. Clogged gutters create drainage problems & when the inevitable freezes & snow arrive, will cause additional difficulties on our area streets.



Consider raking your leaves onto the lawn & mulch instead of putting them in the trash. Great food for your microbes over the winter!

4) Pre-approval Required



If you plan to do any digging in your yard, call 811 for free utility locates. (This information & number to call is regularly distributed with your utility bills. Share with residents leasing/renting your home too.) Permits may also be required by the MOA (muni.org/permits).

ECHOA Covenants provide guidance on when owners need association 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 re. ECHOA approvals, check the ECHOA Covenants & documents &/or call or email our property manager, Cedric Burden (see his contact info. on p.5).



◆ Calendar, Contact—

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:

*seasonal area holiday craft fairs & bazaars. See the ADN for local info. (adn.com)

*12/6-7 Eagle River, Tree Lighting & Merry Merchant (cer.org)

*12/23-1/3 - winter k-12 school break (asdk12.org—calendar)

January/February:

*1/6 - k-12 classes resume (asdk12.org—calendar)

*2/20-3/2 - Fur Rendezvous, Rondy-Anchorage (furrondy.net)

March/April:

*3/10-14 Spring Break (asdk12.org—calendar)

* 3/2 - Iditarod Sled Dog Race, start the race, Anchorage Restart on 3/3 (iditarod.com)

*Annual ECHOA Homeowner’s meeting, date tba.

CONTACT:

--Contact Cedric Burden, Property Manager, 907-563-3345, email cedricb@prpalaska.com with updated address/contact information or association questions.

-Keep a copy of & be familiar ECHOA covenants & regulations (also online at eaglecrossing.org). Owners & residents.

-Keep your contact information up-to-date.

-PROBLEM/CONCERN? Some questions about our area can be answered by the ECHOA. 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.

-EMERGENCY? If you have or witness an emergency 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. (see health.alaska.gov for Homeland Security & Emergency Preparedness, 7 day survival kit info.)



Have a safe & lovely fall/winter!