

Fall/Winter
2025



Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Fall 2025

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Happy Fall &
Winter!

Enjoy the rest
of the year....

Leaves, Rain, & Fog—a September fall.



Can you believe it? It's the end of summer, beginning of fall & time for the fall/winter newsletter.

We love the changing season: rain & fog, changing hillside colors, fresh air, & crisp but still very pleasant temperatures. We can't wait to taste some fresh apple pie, set out the pumpkins, start our sourdough, pick berries, or go fall fishing/hunting & decorate for fall. Any "termination dust" on those back mountains? There's still time to hike or hop in our plane, boat to take in the fall wonders of this spectacular state we live in.

As always, the spring/summer & fall/winter ECHOA newsletters are issued to help provide homeowners—as well as others owners want to keep informed—with association news updates on meetings, work completed, issues/information, & upcoming dates that may be useful.

In this issue:

- The annual homeowner's meeting was held on March 20;
- the Eagle Crossing median w/sign sustained damage by an unknown vehicle & was repaired;
- the Board approved a revised assessments & collections resolution in June;
- 3.5 days of annual fire mitigation were completed in July;
- the annual spring walk-thru conducted in July; &
- miscellaneous reminders, calendar, & contact info.



Fall/Winter ECHOA News

The annual homeowner's meeting:

We reported on the Annual Homeowner's Meeting in the spring/summer newsletter. The Annual Meeting was held via Zoom on March 20, 2025.

Highlights from the meeting included: review & approval of the 2025 budget—in good standing & with no dues increases needed; projects completed in 2024 & to be completed in 2025; unanimous approval of Board members, & an open discussion by participants on speeding, the possible volcano eruption warnings, & fallen trees.

A quorum was established with 32% of homeowners. The annual meeting of homeowners is conducted each year. Packets are mailed to owners' addresses on file (so please update your address/emails, if needed).

Spring walk-thru:

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

The Board did issue notices to some owners that their homes need painting &/or roof repairs (due to the strong winds earlier this year). There were a few in need of regular lawn care, winter items never stored, a fence needs mending, & garbage bins that must be kept out-of-sight.

Thank you, homeowners & residents! We also appreciate the ongoing good works by Kelly Lawn & Landscaping (our spring/summer lawn maintenance contractor), Land-Tech (our snow removal 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.

Eagle Crossing median repaired:

We reported in the spring/summer newsletter that an unknown vehicle ran into & damaged the concrete blocks & vegetation that surround the Eagle Crossing median on Driftwood Bay (just before Highland Ridge Dr.). The ECHOA contracted with Kelly's to repair that; they did a great job. The individual(s) who did the damage remains unknown.



ECHOA News, Cont.

Revised Assessments & Collection Resolution:

After careful review & extended discussion, the Board of Directors for the ECHOA unanimously approved an Administrative Resolution on Assessments & Collections in June. This resolution addresses the collection of delinquent assessments and revised late charges & assessments. Late fees on delinquent dues was increased from \$10 to \$25, effective June 11. A copy of the Administrative Resolution was emailed to all homeowners on June 17.

The Eagle Crossing Homeowner's Association (ECHOA) has a membership of 233 homes. Of those, there were 6 currently delinquent accounts as of August—over 160 days late—adding up to significant amounts in late fees & assessments.

Fire Mitigation

The Anchorage Fire Department first ever wildfire community



charge Loussac Library. A our 2023 Annual Homeowner's Meeting on wildland fire prevention. The State of Alaska Div. of Forestry & Fire Protection "has suppression jurisdiction over the entire Municipality," as well. You can access information at their websites on how we can all help protect our property & area:

wildfire.muni.org & forestry.alaska.gov/wildland

ment Wildfire Division conducted their town hall on May 19, 2025 at the An-wildfire division representative spoke at



This was the 5th year that the ECHOA has conducted dead tree/fire mitigation on ECHOA common area lands. It is an important investment in the safety of all Eagle Crossing residents. Common area wildland fire danger is a serious concern. Fire safety practices & fire prevention remain a high priority for residents, our association, surrounding developments, & MOA & state land managers.

This year, Board members continued the focus on common area land behind Mills Bay & Trail Bay for clearing dead trees/brush. In July, the Tall Trees crew was again onsite with equipment for 3.5 days of work & made very good progress. Wildland clearing is very challenging & dangerous in the best of conditions; there is limited access & difficulty working. Due to lack of access, they had to stack downed tree limbs & hand clear & remove dead brush & debris. Weather, bugs, & wildlife add to the challenge. (See a few pictures here.) We certainly appreciate having Tall Trees staff working with us.



Two of your board members were down there working right along the professional crew—above & beyond the call of service to our association! Thank you so much.



ECHOA News, Cont.

Miscellaneous Info. & Reminders:

—from your ECHOA & the Municipality of Anchorage (MOA)

-Mailboxes & Snow Plowing



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

Homeowners are responsible, in general, for keeping mailboxes, 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) DOT is responsible for certain major streets/highways.

-Garbage & Outside Waste

Residents must store garbage bins & all other items in garages &/or out-of-sight. 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 in & out of backyards.)

Barbecues, toys, chairs, other miscellaneous stuff must all be put away & stored out-of-sight, also. Dog waste: Pick it up & properly dispose promptly. It is a biohazard.



-Fall Cleanup

Leaves are falling. Help keep leaves & other litter out of the street gutters. Clogged gutters create drainage problems & when the inevitable freezes & rain/mixed snows arrive, clogged gutters 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 lawn microbes over the winter.

-Pre-Approval Required

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.
- clearing, altering of any kind on common area lands

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

If you plan to do any digging in your yard, call 811 first 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 News, Cont.

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. Slow down. Drive safely.

November/December:

*11/2 clocks back 1 hr.

*seasonal area holiday craft fairs & bazaars. See the ADN 9/21 for local info. (adn.com)

*TBD—Eagle River, Tree Lighting & Merry Merchant (cer.org)



*12/22-1/2 - winter k-12 school break (asdk12.org—calendar)

January/February:

*1/5 - k-12 classes resume (asdk12.org—calendar)

*2/26-3/8 - Fur Rendezvous, Rondy-Anchorage (furrondy.net)

March/April:

* 3/7 - Iditarod Sled Dog Race, start the race, Anchorage (iditarod.com)

*3/9-13 Spring Break (asdk12.org—calendar)

CONTACT

--Contact Cedric Burden, Association 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 wonderful fall/winter!

