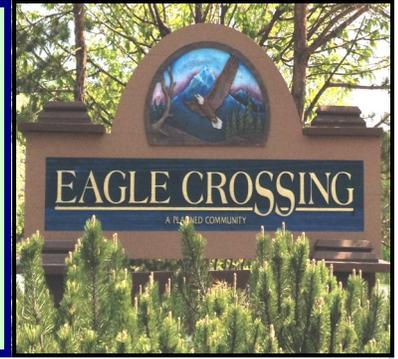


Spring,  
Summer -

April/May,  
2023

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



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## Welcome, Spring?

April is here—on the calendar, at least, as we experienced a record snowfall this last winter. It's melting but we still have a lot on the ground. The Easter weekend snowfall with its record cold temperatures for the date made 2022-23 the 7th snowiest year (says the weather service).

We might be thinking about all the beautiful, fragrant flowers, bulbs, & hanging baskets available by Mother's Day in May but we still have snow along the driveways & on rooftops & sidewalks. No yards in sight; mountains all white. The snow is melting & the ground will warm; spring will arrive; migrating birds are returning; & we can celebrate the regeneration & growth of life all around us. Children are thinking about summer recess. Let's get outside & enjoy our April-May. And while we're at it let's keep our areas clean & safe. (Check out the latest association news & a few spring events. Some information you already know but we have new residents moving in all the time so we need to do a little reminding. Thanks for being our neighbor!)



## Calendar:

- May: 5/1 Summer toys, campers, vehicles in season. Winter toys must be stored by 5/1.  
5/5-6/3 City wide, MOA cleanup, & view all the planned activities. Check in for more info. (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.
- 5/23 MOA/ASD school classes end (asdk12.org/calendar)
- June: Week of 6/19 ECHOA Board spring walk-through. (see p.2)  
Week of 6/19 home-of-the-month, June (\$50 Lowes gift certificate)
- July: 7/3-4 4th of July, Independence Day celebrations, parade, party, & fireworks (Eagle River fireworks 7/3, other tba see anchorage.net)  
7/7 Girdwood Forest Fair (anchorage.net)  
7/12-16 Bear Paw Festival: "Basecamp for Adventure" Eagle River (bearpawfestival.org & cer.org)  
Week of 7/24 ECHOA home-of-the-month, July (\$50 Lowes gift certificate)
- August: 8/17 ASD school begins (check for updates, asdk12.org/calendar)  
8/18-9/4 Alaska State Fair, Palmer (see alaskastatefair.org).

Eagle River &  
Anchorage—

May 5-June 3



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



### ECHOA News Briefs:

- **ECHOA Annual Homeowner's Meeting:** The ECHOA Annual Homeowner's Meeting was held at the Alpenglow Elementary School, Library on March 23, 2023 at 6pm. Homeowners were mailed a packet prior to the annual meeting containing the agenda, previous minutes, & budget. A quorum was established with 41% or 96 of 233 homeowners submitting proxies &/or attending. After the participants reviewed & approved the agenda & last year's minutes, the ECHOA Board welcomed everyone & gave a brief report on the year's activities. Scott Breitsprecher, William Bergeron, Jr., Jo Gottschalk, & Jim Hendley continue to serve as the ECHOA Board of Directors (along with Cedric Burden, Property Manager & non-voting Board member). Thank you to homeowners who attended; it was great to have an in-person meeting again & there were very interesting & lively presentations & discussions.

#### Highlights:

- Reviewed & approved the 2023 budget—including the dues increase from \$56 to \$65 per qtr. The ECHOA remains in good standing, we have an active & engaged Board, & the required reserves are being maintained to address unexpected & future necessary expenses.
- Mark Littlefield, MOA Public Works, Eagle River, briefed homeowners on a needed water drainage expansion project planned within an easement on ECHOA common area land. Mark shared a map of the project, explained the problem/solution, & answered our questions.
- Discussion of dead tree mitigation need/cost/plans for 2023 (see more on p.4).
- ECHOA cost to repair church fence due to tree vandalism on common area in 2022.
- In open discussion—There were questions about accessing our website, paint colors & requests, snow buildup around central mailboxes, & driveway berms. (See more on mailboxes on p. 3.)

**Home-of-the-Month winners:** Winners of the October & December 2022 HOM awards, receiving \$50 Lowes gift certificates were—October: 19019 Crystal Island & December: 19542 Trail Bay. Congratulations!

Thanks to everyone who take great care of their homes: Your efforts are noticed & enjoyed by everyone. Additional winners will be selected for their exceptional homes, lawns, gardens, &/or decorations in June & July.



- **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 6/19. Homeowners & tenants living in the Eagle Crossing Homeowner's Association (ECHOA) should 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.)

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



**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-Garbage, Stuff, Pet Poo, Mailboxes:**

Every year, the Municipality of Anchorage, the Anchorage Chamber of Commerce, & Eagle River hold community cleanup days in the spring (see calendar, p.1). We plan to get out too. Does any of this need your attention?

- Stuff, garbage bins, planters, baby carriages, toys, firewood, barbecues—"stuff" or debris must be stored out-of-sight. They can't be left in front of or on the side of your home.
- Does the place need paint, repair, cleaning? Windows washed? Paint & a bit of repair works miracles. (Again, all are expected to be kept in good condition. Paint those stairs, trims, speak w/your neighbor if coordination is needed, etc.)
- Do we pickup, cleanup after your pets? We try to never leave fecal waste—poop!—or garbage on/around our trails & sidewalks or on somebody else's property. Don't toss it over your fence & onto the common area or someone else's yard. This is a YUCK, it's ugly, & a health hazard.
- Who clears & cleans around your central mailboxes? The post office doesn't do it but they can & will refuse delivery if it's not done. Usually, it's only one resident near the boxes who does all the work—snow, litter, 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 offer to help.
- For our front lawn & backyard, we turn to the advice of our local gardening experts. Whenever possible, we avoid commercial pesticides, herbicides, unnecessary fertilizers, etc. that harm insects critical for flower & food pollination, wash into local waters, or damage soil food or microbes. At least one pesticide has been linked to certain types of cancers. Bugs & wildlife can sometimes be too close for comfort (or hazardous, even) but they are also critical members of our Earth's soil & food web systems.



Happy Spring & have a great year!

**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 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 2023



## 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 anything dangerous, immediately

**Call 911**

### Fires, Fireworks:

- **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:

This will be the third year for the ECHOA dead tree mitigation project. It is an important investment toward the safety of all Eagle Crossing residents. So far, we've conducted clearing along Driftwood Bay, trails between Danny Circle & Chrystal Island, & between Highland Ridge & Northwood Park.

This spring, the ECHOA plans a third 1-2 day program of dead tree mitigation & fire prevention for the clearing of pre-identified dead trees & brush on parts of the wild, common area located below **Trail Bay, Mountain Pt., & Mills Bay**. 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.) The date is to be determined, but typically in June or July.

Wildland clearing can be very dangerous—injuries or unintentional fires can result. We must work carefully. We have been contracting with an excellent company with experience, qualified staff, & the necessary equipment to do this job.

But, we may need some help marking dead trees or clearing dead vegetation this spring. If you are able & could spend an hour or so helping our Board members, can you contact Cedric Burden to let us know? Thanks.

### Common Area, Private Property:

All ECHOA homes have neighbors—either the Church of Latter Day Saints, Alpenglow elementary school, MOA lands, Chugach State Park land, ECHOA common area, & another person's private property. **Seek written approval** before any clearing on or near those lands. Ask your children & tenants to respect those properties. (Do you know your property boundaries?)

**No No** Living trees & vegetation cannot be cut or cleared off our ECHOA common areas. No destruction or vandalism. No buildings or fires. No hunting or trapping. No use of motorized vehicles. This land is managed by the ECHOA, for all homeowners. Don't do this. Talk to your tenants & visitors. We know it goes without saying for most of our neighbors but, amazingly, it continues. It costs every owner. The ECHOA can & will fine &/or prosecute.

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



### Garbage, Waste Receptacles/Pickup:

We look forward to the day when this is no longer an issue. There are good reasons we put garbage bins out the day of service & put them away promptly, out of sight & inside garages.

We are so lucky to live within & adjacent to a wildlife rich area. We enjoy spectacularly beautiful scenery. We see brown & black bears, along with many other large mammals & predators, as well as birds, little animals, & myriad other living creatures.

- 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 (attracted to suet, open dog food, fish waste, unclean barbecues, etc.). Unfortunately, humans habituate bears to garbage, putting them & residents in danger; bears end up getting killed for it.
- 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. (see also p. 3)

Tim Hamrick, MOA Land Use Enforcement Officer explained to us a couple of years ago—after receiving complaints about our area—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. Happy Spring!



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 resistant trash containers.