

Spring,
Summer -

April/May,
2025

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



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Welcome, Spring & Summer!



Greetings! Welcome spring & time for another newsletter. If you're new, welcome. Residents rejoice in increasing daylight, the reawakening of abundant springtime life, & the arrival of our many migratory residents.

Spring has finally arrived. It's time for the spring/summer update for homeowners & residents in the **Eagle Crossing Homeowner's Association (ECHOA)**.

Included in this Newsletter:

Fire: We didn't get a lot of snowpack this last winter so it's very dry everywhere. The Municipality of Anchorage & ECHOA are working to minimize fire danger risk & educate residents on ways to actively support those efforts. Your vigilance is equally important; we rely on each other.

Roof & home repairs: Our homes are aging &, suffered some high wind storm damage this year. Owners sustained roof damage so will be replacing roof shingles, etc. You may want to do some maintenance—trimming trees, painting your home & steps/entries, fixing fences, etc. Remember to get pre-approval for painting & other exterior modifications with the Board of the ECHOA (see also the Covenants).

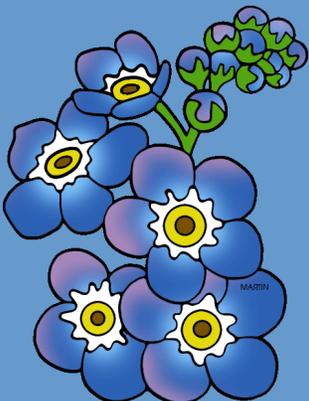
Annual Homeowner's Meeting: The annual ECHOA meeting was held on March 20, 2025. Thank you to all who attended. We have some of the year's highlights in this newsletter.

Bears, Moose, Wildlife: We are surrounded by wildlands. Outside cameras are catching bears & moose (& babies) moving around & through our streets. Keep garbage stored & dogs tied up. They are wild neighbors—to be respected & enjoyed but at a distance.

Garbage & Poops: Do we have to address this again? Yes, apparently, but the message is getting out. Your dumpsters must be stored behind fences or in the garage. Next to the house isn't ok; you will be fined. It's about safety. Ask family to pick up puppy poops & thank you.

Speed, Zoom, Zoom: The speed limit is generally 25 miles per hr. through this neighborhood. At the elementary school, when lights are blinking & kiddies out & about, we must slow to >20 mph. That's the law. But, why do people drive much faster & what can we do about speeders, zoom zooming around & through here to keep our area safer?

Calendar: Check on local activities & the date when all winter toys & items must be stored away, out of sight.



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ECHOA Annual Homeowner's Meeting:

The ECHOA Annual Homeowner's Meeting was conducted via Zoom videoconference on March 20, 2025 at 6pm. Homeowners were mailed a packet prior to the annual meeting containing the agenda, previous minutes, & budget.

A quorum was established with 32% or 75 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, Association Manager & non-voting Board member). Thank you to homeowners who participated.

Highlights: ★

- Reviewed & approved the 2025 budget. No increase in dues is needed: great news. The ECHOA operates business in good standing, we have an active & stable Board, & required reserves are being maintained to address unexpected & future necessary expenses. Eagle Crossing is an attractive market for home buyers—our area remains a desirable & stable area to live. Home values have increased.
- The Board reported on 2024 projects including: fire mitigation work conducted in 2024 & plans for 2025—dates tba, design & installation of dog waste sign & distribution of flyer to all homes, damage to Eagle Crossing island on Driftwood Bay & estimated cost to repair (no one owned up to it), spring walk-thru conducted by Board in spring—date tba, website repairs, invitation to stand for the Board of Directors (when & if a vacancy should arise), & various reminders.
- Open discussion:
 - There was a report from an owner re. fallen trees behind the school near Highland Ridge.
 - Questions re. possible Mt. Spurr volcano eruption. Residents are encouraged to prepare for a possible eruption (or any emergency) that may or may not occur in near future. (Look for more information from the Municipality of Anchorage & State—ready.alaska.gov & Anchorage Daily News & Alaska News Source websites).
 - Discussion re. people speeding, esp. on Highland Ridge Dr. & Driftwood Bay. (See more on this on page 3.)

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Local Road Board & Eagle River Community Council

Do you know we have 2 groups that meet regularly to address local issues & provide important services to all residents of Eagle River & Chugiak areas? Eagle River is part of the Municipality of Anchorage.

Speeding—When concerns came up at the Annual Homeowner's Meeting about speeding (see page 2), the Board followed up by attending these 2 group meetings & expressing those owner concerns. On March 21 & March 28, owners were sent reports from the ECHOA Board of Directors sharing more about the issue & encouraging residents to attend the meetings.

The 2 groups:

1. **CBERRRSA**—The Chugiak-Birchwood-Eagle River Rural Road Service Area, Board of Supervisors. Formed in 1985, there are 5 representatives on this board. They advise & assist the MOA on road services for our area. They handle road plow services & summer maintenance activities (not the same as State of AK DOT maintained roads in our area). Public meetings are held monthly, usually the 4th Monday 6:30pm. For more info. see their website under muni.org.
2. **Eagle River Valley Community Council**—This independent, non-profit, volunteer community council provides direct participation in government process & local affairs. They serve & advise the MOA Mayor, Assembly, & Administration. They are not part of local government but give residents an important voice in issues they care about. The public is welcome. They meet usually on the 2nd Thursday of every month in Eagle River 6:30pm. See their website at communitycouncils.org or their facebook page.

The Board represented owners at both these meetings recently & addressed owner concerns re. speeding. The Council promised to look into options to help. Many voices get more attention.

For more info. on the MOA relating to Eagle River, see the muni.org, Chugiak & Eagle River.

- Eagle River Parks & Recreation Board
- CBERRRSA
- Chugiak Eagle River Advisory Board (connects to the
- Chugiak Eagle River Library Community Council)

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Fire Prevention:

**Fire prevention is everyone's business.
There's so much we all can do to prevent fires.**

Be "Fire Wise." Thanks!
If you see a **fire**, smoke, or any-
thing dangerous, immediately
Call 911

Just a reminder—

- **No smoking or fires in ECHOA on common areas; no open fires anywhere** in the ECHOA;
- No motorized vehicles or dumping on ECHOA common areas;
- No cutting trees or clearing on ECHOA common areas (w/o written request & Board approval).
- **All fireworks are illegal** in our area (see muni.org/Fire Department FAQ).
- No vehicle fuel may be stored (ECHOA Covenants, Exhibit E, #6).
- **No exterior fires or yard burning** (ECHOA Covenants, Exhibit E, #10—"....There shall be no exterior fires whatsoever, except barbecue fires contained within appropriate receptacles."
- The Municipality of Anchorage (MOA) sets very specific safety regulations that also apply to us. See muni.org—Dept., Fire Dept., Recreational Fires). Let's do everything possible to prevent fires. Check the MOA burn status report. Extra caution on windy days.
- Check your indoor fire alarms; check indoor CO2 monitors.

(Other resources: SOA Dept. of Natural Resources (dnr.alaska.gov), forestry.alaska.gov/burn; Alaska Fire Info. (adfire.com), BLM Alaska Fire Service (BLM.gov); fs.USDA.gov).

- Do everything you can around your home to clean up, tidy up, remove excess dead leaves, waste, garbage. Keep your lawn area mowed when 4" tall. Supervise children.

Owner tip: While tidying up, don't forget to edge around your lawn, along the sidewalk & driveway. It's surprising how much it can overgrow & once done, looks great. Thanks for the tip!

Dead Tree Mitigation :

This will be the 5th 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, & part of Mills Bay & Trail Bay.

This spring, the ECHOA plans a 2-day program of dead tree mitigation & fire prevention for the continued clearing of pre-identified dead trees & brush on parts of the wild, common area (off streets to be determined). There is limited access off many of our streets so the areas, date & number of dead trees identified & removed will depend on scheduling, weather, & terrain. (When the work begins, keep children away & safe.) The date will be determined—typically in June or July.

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

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Garbage, Animal Waste, Waste Receptacles/Pickup:

We are so lucky to live within & adjacent to a wildlife rich area. We are surrounded by wilderness & wild animals who migrate through here or live here year around. We enjoy spectacularly beautiful scenery. We see brown & black bears, along with moose & other predators, as well as birds, little animals, & myriad other living creatures.



Did you see the story in this week's local news—about the homes in Anchorage being overrun with bears—getting into their garbage? There are good reasons we put garbage bins out the day of service & put them away promptly, behind fences or inside garages. (On the side of your home doesn't help; you will be fined.)

Alaska
Waste Management
@ alaskawaste.co



- The Municipality of Anchorage (MOA) would like to remind us again this year that a common complaint in the spring & summer months is bears getting into homeowners' yards & trash (suet, open dog food, fish waste, dirty barbecues, etc.).
- Unfortunately, **humans habituate bears to garbage**, putting bears & residents in danger; bears end up getting killed for it. This is unnecessary.
- Municipal Anchorage Codes apply to handling & storage of residential garbage & waste. ECHOA Covenants also address this (Exhibit E, #4 & 10).

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 or inside garages).
- Residents can & will be ticketed by the ECHOA @ \$25 per day & the MOA at \$100 per violation.

If you have questions or concerns re. garbage/waste storage, call Cedric Burden (907-563-3345 for ECHOA info. or 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 contain-

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Calendar:



May: 5/1 Summer toys, campers, vehicles in season. Store winter toys by 5/1.

5/3-5/31 City wide, MOA Cleanup (since 1968!) & view all the planned activities. Check for Anchorage Daily News & anchoragechamber.org, muni.org & MOA_SWS for more info.

5/1-31 Anchorage Regional Landfill—free wood lot dumping thru 9/30. (MOA-@anchorageak.gov or call 907-343-6250).

5/21 MOA/ASD school classes end (asdk12.org/calendar)

June: ECHOA Board spring walk-thru—tba.

July: 7/3-7 4th of July, Independence Day celebrations, parade, party, & fireworks (Eagle River fireworks 7/3, other tba see anchorage.net) **Fireworks are illegal otherwise.**

7/9-13 Bear Paw Festival, Eagle River, (bearpawfestival.org & cer.org)
"Adventure Through Time"

August: 8/14,15,21 ASD school begins (check for which grades, updates, asdk12.org/calendar)

8/15-9/1 Alaska State Fair, Palmer (see alaskastatefair.org).
"Reach for the Stars"



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 Dr., Mountain Point Dr. & Cir., Crystal Island Dr., Trail Bay Dr., Northwood Park Cir., Driftwood Bay Dr., Danny Dr. & Danny Cir., & Highland Ridge Dr. in Eagle River, Alaska.

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 Association 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.