Spring, Summer -

April/May, 2026

Eagle Crossing Homeowner's Association (ECHOA) Newsletter-Spring 2026



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May 1-31

The News



A New Season Begins...

A new season begins in Eagle Crossing. We welcome new residents & extend thanks & gratitude to long time owners.

Change is part of life. Updates, repairs, renewals needed.

With new seasons also bring excitement, joy, hopefulness, & opportunity. We wish you a wonderful & healthy spring/summer season.

Included in this Newsletter:

Annual Homeowner's Meeting: The annual ECHOA meeting was held on March 10, 2026. Thank you to all who attended. We have some of the year's highlights in this newsletter.

Fire: Help prevent fires. Be Firewise. Here's some updated info. on the Firewise Alaska program for wildland & community fire prevention.

Common Area Lands: Our homeowner's association includes jointly owned common area lands. Where are they? What can we do to maintain & protect them?

Spring Clean-up: Join us & the Municipality of Anchorage in the annual Spring Clean-up event.

Garbage & Bears: We are surrounded by wildland & wildlife. Leaving garbage out is a big problem in our area. Dumpsters must be stored. An annual reminder....

Speedsters: 25 Alive! The speed limit is 25 miles per hr. through this neighborhood. At the elementary school, when lights are blinking & kiddies out & about, we must slow to >20 mph. Your concerns were heard.

Calendar: Check on local activities & dates.

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ECHOA Annual Homeowner's Meeting:

The ECHOA Annual Homeowner's Meeting was conducted via Zoom videoconference on March 10, 2026 at 6pm. Homeowners were mailed a packet prior to the annual meeting containing the agenda, previous minutes, & budget.

A quorum was established with 23% or 54 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 2026 budget—

Once again, no increase in dues is needed at this time. 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 continue to increase.

- The Board reported on 2025 activities & projects including: downed trees removed due to a large windstorm in March; repairs, replaced vegetation, new signage for the Eagle Crossing island on Driftwood Bay in May; change to delinquent fee charges & fire prevention information distributed to all homeowners in June; & the annual spring walk-thru conducted by Board & a 5th year of fire mitigation work on common area lands in July.
- Board re-elections: Bill Bergeron & Scott Breitsprecher were unanimously re-elected for continuing terms to the Board. Bill announced he will soon be retiring off the Board after 9 years of excellent service to the ECHOA: they will sell their home to move out-of-state. Thank you & all the best, Bill! We value your friendship & your years of work & dedication for our association. Mackenzie Wallin volunteered to replace Bill & was unanimously approved to do so. Mackenzie will take his place on the Board once Bill leaves us.
- Other Business:

  -The Board reminded owners that a spring newsletter will be coming out & that May 1 is the annual deadline for storing winter items & when spring/summer items may be brought out of storage.

  -Mark Littlefield announced that, in response to owner concerns about speeding, the Eagle River Valley Community Council is funding a traffic calming study for Eagle River Road. A traffic calming study should be done for Driftwood Bay & Highland Ridge sometime this year. Very good news & thanks to the owners who brought this to our attention again last year.

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Spring Clean-up:

Since 1968, the Municipality of Anchorage (MOA) conducts an annual Spring Clean-up. Eagle River is part of the MOA. This year, the clean-up occurs May 1-31. We clean up around our homes all the time.

May is a great time to clean up around our home & our general area roads & trails! Involve your family. Get the free, special, orange garbage bags at locations in Eagle River & Anchorage & learn about where & when to take your clean-up garbage, trash, wood debris. (If they're all gone, use your own garbage bags.)

Respect private property & ECHOA common area lands (p.2). Pick up your garbage bags & deliver them to the landfill. Don't leave them by the side of the road. The MOA will not pick them up for us. (See: anchoragechamber.org, solid waste services at muni-org, Anchorage Daily News-adn.com on 5/1/26 for more information.)

Garbage & Bears:



- We put garbage receptacles out the day of AK Waste Management service & put them away promptly, stored out-of-sight securely & covered behind fence or inside garages. (On the side of your home doesn't help; you will be fined.) It may sometimes seem inconvenient but it's for a very good reason: we have bears.

- 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 & dangerous for us.

- Municipal Anchorage Codes apply to handling & storage of residential garbage & waste. ECHOA Covenants (eaglecrossing.org/Exhibit E, #4 & 10) & MOA regulations apply (see muni.org). Fines will occur.



Anchorage Municipal Code (AMC) 15.100 states:

MUNICIPALITY OF ANCHORAGE

- 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).

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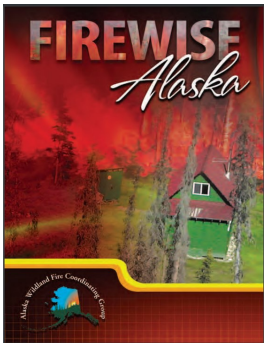
Firewise Alaska:

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 anything dangerous, immediately

Call 911



FIREWISE ALASKA

The Muncipality of Anchorage (MOA), along with federal agencies, is prioritizing the Firewise Alaska program. They are inviting homeowners to sign up for a free Firewise Assessment. You can also report your property as Firewise. To explore their program go to the muni.org website. You'll find more information about the program, a printable self-assessment guide, a video, up-to-date fire danger status, their contact information, & a very interesting & helpful Firewise Alaska brochure for download.

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." On extreme windy days, we may even re-consider our barbecue fires (check the Municipality burn status report).
- 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.

(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).

Common Area Lands:

- What are our common area lands & where are they? Common area lands surround & are part of the Eagle Crossing Homeowner's Association (ECHOA). These trails, grasses, & wildlands were preserved as as part of the ECHOA when our area was surveyed & developed. They are owned & maintained jointly—managed by the ECHOA for the safety & benefit of all owners & residents.
- The ECHOA common area lands include certain trails, grass along trails, & homes & forest wild lands. The open grass areas are maintained by the ECHOA. The wildland forest trees, bushes, grasses, & plant life grow & die within them. For the last 5 years, the ECHOA has conducted intensive fire mitigation efforts to do as much as possible to cut, clear, stack, remove dead & dying trees & brush within accessible areas of the wild common land.
- Have we conducted fire mitigation efforts on all wild common area lands? No. There is much more work that should be done. However, it is expensive, dangerous, & some of those wildlands are extremely difficult for crews to access. The Board is considering what more can/should be done. The MOA & state of Alaska are struggling with the same challenge: how to manage wildlands in an ever-changing environment.
- So, what can owners do? Owners & their residents should be reminded & aware—prioritize safety & responsible use. No resident or visitor may alter, construct upon, or otherwise destroy or abuse these lands: the trails & wildlands are owned by everyone. Children should be monitored to be safe & respect these wild lands. No destruction, no fires, no camping, no trapping/baiting, no motorized vehicles, etc.

*Owners can also help clear only dead/dying vegetation behind their homes. Contact the Cedric & the Board of Directors before you begin. You must get advance permission from the Board.

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Speedsters:

- 25 Alive! The speed limit is 25 miles per hr. through this neighborhood. At the elementary school, when lights are blinking & kiddies out & about, we must slow to >20 mph. We should always drive cautiously & defensively (everywhere, of course, but especially in residential areas).
- Your concerns were heard. Homeowners raised concern at last year's Annual meeting re. speeding through streets in the ECHOA. Board members took those concerns to the Eagle River Valley Community Council (with the MOA). We have learned that a traffic calming study has been completed for the Eagle River Road & more are planned for our Driftwood Bay & Highland Ridge streets this year. The results of those studies will determine what additional measures should & can be taken by the MOA (in addition to mph street signs, blinking school lights, & officer patrols).

Calendar: A New Season Begins...



May: 5/1 Summer toys, campers, vehicles in season. Store winter toys by 5/1.
5/3-5/31 City wide, MOA Cleanup (p.3 for information)
5/1-31 Anchorage Regional Landfill (for waste & wood debris. 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 & Anchorage fireworks see cea.org & anchorage.net) **Fireworks are illegal within our ECHOA.**
7/8-12 Bear Paw Festival, Eagle River, (bearpawfestival.org & cer.org). Parade. A great time & family fun.
August: 8/19? See asdk12.org for specific dates when school begins
8/21-9/7 Alaska State Fair, Palmer (see alaskastatefair.org). Palmer fairgrounds. Family, animals, veggies, & fun.

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., Chrystal 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.

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 containers