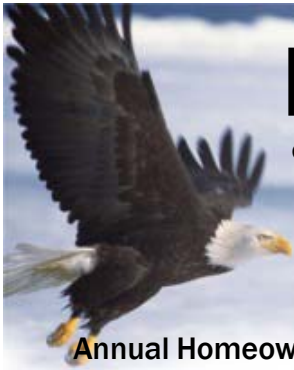


Eaglewood News

Online: www.eaglewoodassn.com

Email: admin@eaglewoodassn.com

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Annual Homeowners Meeting

Monday, 6:30 PM, September 14, 2009
Joy Lutheran Church

A Bi-Monthly Service for Eaglewood Homeowners

August, 2009

Annual Homeowners Meeting set for September 14, 2009

The Eaglewood Association's Annual Homeowners' meeting is set for Monday, September 14, 2009. It will be held at Joy Lutheran Church at 6:30PM. All Eaglewood residents are welcome and encouraged to attend.

There will be reports by each Director, Committee and the Operations Manager, highlighting accomplishments and significant events that occurred during the past year. There will be several guest speakers as well.

Hey, why are they digging a big hole in the woods?

Many of you have wondered what was going on with a big piece of excavation equipment in the woods at the intersection of S. Montague and Eaglewood Loop. The short answer would be digging a hole for the water to go in. The next questions would be what water and go where. For those answers we have to go back 27 years and be aware of a geologic water feature that has always existed in Eaglewood.

In the woods between North and South Montague there is a "spring" where ground water surfaces and flows down through the woods all year long. Even when the outside temperature is -15, the water keeps on flowing. Twenty seven years ago when Eaglewood was being developed it was decided to leave the surface water on the surface and let it be a small stream. That idea lasted until the first winter when the little stream became blocked with ice and flooded several houses under construction. After that the plan was to put the stream into a French drain and carry the water through Eaglewood in a storm drain system. That worked very well for many years until last winter when the entry to the storm drain froze and a frozen lake two feet deep started to form. Using steam we were able to get the

According to the Eaglewood Association Bylaws an Annual Homeowners Meeting is to be held. The Bylaws State: "At such a meeting, there shall be elected, by secret written ballot, a Board (of Directors) whose duties shall be as hereinafter provided. The owners may transact at such annual meeting such other business as may properly come before the meeting."

The Association Bylaws call for five Directors with varying terms of office. Two

Directors serve for three-year terms, two for two years, and one for a single year term. This year two Director Positions are up for election: 1 two-year position, and the one-year position. One incumbent has indicated that he will be seeking re-election and the other will not be seeking re-election. Any homeowner who is current in his/her dues payments and who wants to be a candidate for one of the Board positions, can do so by contacting the work center (694-6942) and expressing his/her interest, or by being nominated from the floor at the meeting on September 14th.

It is important for homeowners to realize that although Open Board meetings are held throughout the year, the Annual Meeting is the only meeting that the homeowner actually has a vote. Homeowners have the opportunity to make motions from the floor and vote on all issues before the body.

... story continued on page 8



water to go into the storm drain system again and the ice lake stopped expanding. This summer the crew was going to clean the leaves and debris from the drainage area at the entry for the storm drain but after a lot of effort all that could be found under the debris was mud and rocks. Further investigation revealed the original construction of a French drain that had become silted over by our little stream in the past 27 years.

A French drain is simply a big hole in the ground which is filled with potato size rocks with a pipe at the bottom to lead the water away. There are water permeable membranes installed to filter out some of the silt but over time

... story continued on page 8

August, 2009



The Montague 500

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Long Range Plans

committee identifies critical needs 6

Guardian Security

this time Josh Burgess on the watch 7

**In This Issue
of the Eaglewood News**

EAGLEWOOD MANAGER'S CORNER

by Doug Maxfield

Well, this has been a wonderful summer for a change. There were lots of warm sunny days and blue skies. It is a far cry from last year when summer never came. But like every other summer we get to August and wonder where it went. Since last March when the snow started to melt and drainage issues started to pop up, I have been busy doing one thing after another. Get the snow and ice cleaned up, get the sand swept up, get the raking crew going, fix the broken mailbox stands, get the lights fixed, get the grass mowed and on it goes. It is only at this time of year that I get a chance to reflect on the last 6 months. One thing I am thankful for is the fact that I had a good crew this year that stayed positive and busy. A few of them were experienced and knew the ropes so they didn't require a lot of direct supervision on my part. This freed up some of my time to attend to other things so more could be accomplished.

Again this year Michael McCurtain returned as the crew chief. He started on the crew 7 summers ago when he was 15 and has worked for us every summer. He knows what needs to get done and keeps the crew doing a good job. The crew got a lot done this summer. Overgrown trails were cleared, street lights repaired, mailbox stands

fixed, lots of damaged turf top soiled and seeded and street signs were replaced.

I hate to say it but there is a chill in the air lately and the nights are getting darker. The State Fair is right around the corner and snow can't be far behind. It is time to start thinking and planning for snow removal. I have noticed that a few homeowners have defined the road edge in front of their house with rocks. These rocks will have to be moved before the snow covers them up. The reason is that when we come through and widen out the roads by moving the snow plow berms, we use a large snow-blower. If the snow-blower sucks up one of these football sized rocks it could cause a lot of damage to the machine not to mention down time on the blower while getting repaired. This year we will be allowing yellow or orange 4 foot fiberglass stakes to define the road edge. These will be the only stakes allowed and an application will have to be submitted to the Design Committee prior to use.

Also, please remember to move the basketball hoops away from the road before it snows and gets frozen to the ground. While you folks are doing that I'll be installing the snow-blower and the chains on the tractor and we will be ready when it comes.

The Eaglewood Summer Crew Goes Back to School

School is starting on August 19 this year which means our summer work crew is winding down. Some young folks are departing for school and college and some will continue to mow the grass after school as long as it doesn't interfere with their school schedule. Again this year they have been a great group of young people to



work with. Everybody got along great and the group kept focused on the tasks assigned to them.

Besides mowing the grass, the crew did a tremendous amount of work this summer. They replaced numerous street signs and dug and installed 4 sign post anchors. They dug a trench 2 feet deep by 140 feet long so we could replace some bad trail light cable. They replaced over 25 mailbox posts and repaired so many mailbox stands and boxes we lost count. They also repainted our speed bumps. They did what they like to call "dirt work" where they apply topsoil and grass seed to areas that are damaged by snowplows or vehicles. Their biggest accomplishment was the clearing of brush from the sides of the trail. They take the cut brush and stage it up by our sheds until we can get it chipped and hauled away. They made 4 brush piles 10 feet high and 50 feet long this summer.

Eaglewood FAX Machine
696-6962

Eaglewood Office
694-6942



**Eaglewood
Board of Directors**

Kay Witt
President

Jay Dulany
Vice-President - Judicial

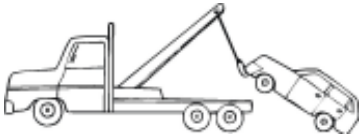
Steve Hackley
Vice-President - Design

Lloyd Pool
Treasurer

Mark McAllister
Secretary

Doug Maxfield
Operations Manager

REMINDER!
**No Parking
in the
Common Areas**



- That is any street, any sidewalk, any area outside your driveway.
- The Design Committee will put notices on offending cars.
- Can use for temporary guest, but "no vehicle shall be parked or left overnight in common areas for any reason."



Eaglewood News is a bi-monthly newsletter published by the Eaglewood Association for association homeowners. It does not necessarily express the opinions of the Eaglewood Association, association homeowners, board members, or employees.

The Eaglewood Association does not necessarily endorse or recommend businesses or products mentioned or advertised in this newsletter.

Letters are welcome and subject to editing. Address letters to P.O. Box 92130, Anchorage, AK 99509.

Who do I call when...

the TV reception goes during the middle of the big game?

GCI Cable **786-9200**

the water stops before I can rinse away the bubbles?

Anchorage Water & Wastewater Utility **564-2700**

I need sewer/waste water hookup?

Anchorage Water & Wastewater Utility **564-2700**

my phone can't carry a decent conversation?

MTA **694-3211**
GCI **265-5400**

brown outs freak out my computer?

Matanuska Electric Co. **694-2161**

I smell natural gas?

ENSTAR **277-5551**

my trash runneth over?

Alaska Waste **563-3717**

dog barking is disturbing my afternoon cat nap?

Animal Control **343-8122**

I need a resale certificate or have a dues question?

PMSI **562-2929**

men in blue - I need you!

Anchorage Police Department **786-8500**
786-8900

nothing above applies, I need help?

Eaglewood Ass'n **694-6942**

Mail theft

Eagle River Postmaster **694-2732**

from the

DESIGN COMMITTEE



When Eaglewood was founded 26 years ago, written into the Protective Covenants and Rules (PC&Rs), Article VII, was the formation of the Design Committee. The Design Committee is responsible for the approval of plans and specifications for the development of private areas. They are also responsible for the writing and enforcement of rules and regulations governing the use and maintenance of private areas and improvements to the private areas. Any construction or reconstruction of or re-finishing or alteration of any part of the exterior of or any improvement to any private area is absolutely prohibited until Design Committee approval is obtained. The "committee" consists of all voluntary homeowners from Eaglewood and is chaired by one Board member, the Vice President of Design.

Wait, shut that chainsaw off for a minute

Trees, they enhance the landscape, provide shade, screening and give the neighborhood a look of permanence. They also provide oxygen and habitat for wildlife. On the other hand, some trees drop cotton, sap and pinecones all over and their roots undermine walkways and driveways. What started as a nice little tree a few years ago is now a seriously large tree blocking your view of the mountains. As time goes by some trees become a fire hazard, detrimental to property and a danger to life and property.

So what happens if you have a bad tree on your property? Can you crank up the chainsaw and make it disappear? Not quite so fast, remember that the PC&Rs say that any change to the exterior of your property is absolutely prohibited without Design Committee approval. Trees are included here because they are a big part of the appearance of the property and the neighborhood. But there are trees out there that for one reason or another, need to be removed or preferably replaced with a better species of tree. There is no tree removal application on our website, so the Committee requests that you submit a memo stating the reason for the removal and attach a copy of your "as built" survey with the tree location marked. Please allow two weeks for your application to process.

This is the time of year that the Design Committee reminds folks about RVs. Remember the Design Committee has extended the time that RVs are allowed to be parked in the driveway until September 30th. The Committee is hoping that RV owners will use the extended time to plan for winter storage and that all motor homes will be removed by the end of September.

Municipal Pet Ordinance

The word is out, that it's not OK to let your dog do its business on someone else's property or on the commons and not pick it up. Picking up after your dog is the good neighbor thing to do. There are still a few "deposits" around, but not like it used to be. Most people now know it's against the Municipal code not to pick up after your dog and there is a \$75 fine for doing so. Besides that, if you do let your dog go on other people's property or on common area, your neighbors might not be too happy with you.



Another way you can make your neighbors mad at you is to leave your dog outside and let it bark for extended periods of time. There is a Municipal Code against that too. Also remember that cats can be a nuisance as well when left to wonder around your neighbor's property and get into fights with other cats especially in the middle of the night. Eaglewood Association does not have responsibility for animal control problems. This area is covered by Anchorage Animal Control. All animal concerns and complaints should be directed to Anchorage Animal control at 343-8122. Traps for trapping stray cats can be obtained from Animal Control as well.

Montague Speed Study (how fast were they going?)

Several homeowners living around Montague Loop complained to the Board about unsafe driving and excessive speeds on Montague Loop east of the 4-way stop. In response, the Association researched options for traffic calming and speed studies. The Anchorage Municipality traffic data section came out and did a speed study for us on North Montague for 24 hours on June 9, 2009.

The results of the speed study on that section of road were shocking. In 24 hours, speeds were checked by a Data recorder on 898 cars. Only 29.7 % were doing the speed limit of 25 mph or below. That means that 70% were driving over the speed limit. How much over the speed limit is the surprising part. 6.5 % thought that 40 mph was a good safe speed to travel at and another 3.7 % were doing 45 mph. Wait, we're not done reporting speeds yet. 16 cars must have been late for something because they found it necessary to do 50 mph and 10 cars were doing 55 mph. 7 cars were going 60 mph and 4 cars were doing over 65 mph. Driving those speeds on Montague Loop is just plain careless and dangerous.

During the research of traffic calming, the MOA agreed to loan Eaglewood the use of a temporary speed hump. The statistics indicated that there is a speed problem in that area so the Board of Directors decided to proceed with installing the temporary speed hump and see what effect it had on traffic and the neighborhood. Surprisingly, starting at the day of installation, reaction has been overwhelmingly positive.

The Board is unsure if that is the right spot in that section of road for a permanent speed hump and we are in the process of trying to get another speed study done. So at this point it has to be considered "a work in progress". The Board of Directors would like to hear your feedback on this, pro or con. Call 694-6942 and leave a message or email us at admin@eaglewoodassn.com .



Speed bump installation underway in an attempt to curb speeding motorists.



Work crews busy painting temporary speed bump on Montague Loop.

" ... 4 cars were doing over 65 mph. Driving those speeds on Montague Loop is just plain careless and dangerous."



STAY SAFE

while you are enjoying the fall season outdoors hunting, fishing, and hiking



“Firewise”, A Community Affair

This past summer has seen some of the nicest weather we have seen in years. Many warm sunny days also made for conditions that were good for starting forest fires. For several weeks there were more than sixty forest fires burning in Alaska and we were affected by smoke from some of these fires. With the smell of smoke in the air many people are asking how safe is our area?

It has long been a concern of the Anchorage Fire Department (AFD) that a fire might start up in Eagle River Valley and how they would fight such a fire. Any wildland fire close to building structures is a concern for AFD so they have developed the Community Wildfire Protection Plan. Part of the plan is the Firewise program for residents and communities, which is used to help mitigate fire danger on private properties.

As part of the Firewise program, a trained Firewise representative from the Anchorage Fire Department will come and assess your property for wildfire danger and make recommendations for improvements. They look at the number and type of trees and the proximity to the house. They will look at such things as ladder fuels, (that pile of firewood against the house, the wood fence attached to the house), that could catch fire if a burning ember dropped on it lead the fire to the house. As part of the program Firewise will financially assist with a portion of the cost to remove trees that pose a fire threat to structures.

The Association Board of Directors was concerned about the danger of wildfire in our greenbelt wooded areas and looked into the Firewise program for Eaglewood. We applied and got our wooded area assessed by APD forester Sue Rodman in July. The good news is that our leaf canopy was holding moisture in the ground as indicated by the types of ground vegetation that was growing in the woods. The many different types of trees mixed with a few spruce trees would make it difficult for a sustainable fire to get started. Another positive note was our trail system would make it easier to move firefighting equipment in should a fire start.

But we didn't get a completely clean bill of health. We have a number of dead or dying spruce trees that should come out and the live spruces should be limbed up to 6 feet above the ground. There were a number of locations where private home owners dumped yard debris, dead grass and branches, over their fence into the common area. This is a problem and needs to be cleaned up because, should a fire start in the common area these branches could “ladder” the fire to the fence and the fence could “ladder” the fire to the house. After the assessment, the Board of Directors decided to apply to become a Firewise Community.

By becoming a Firewise Community not only will we be safer from wildfires but we will receive some monetary assistance in removing the dead spruce and limbing the live ones. Also, as part of the program, Firewise will provide a “Free Chipper Day” for residents of Eaglewood. This is for trimming of bottom branches of spruce trees, branches too close to the house and thinning of trees to make homes safer. Mugo pines should be 15 feet from the house. Remember, cutting down of whole trees requires prior approval from the Design Committee, so plan ahead and submit your request now to allow the Committee time to review.

Residents of Eaglewood will be receiving a flyer via mail announcing the “Free Chipper Day” event on Sept. 26, 2009 with time and location of chipper. The flyer is included in this newsletter, too.

Homeowners are encouraged to look into the Firewise program for residents and getting their property assessed. For more information call 267-4980 or visit www.muni.org/fire. We also have Firewise information here at the work center 694-6942.



NO DUMPING



On common areas or vacant lots by order of the PC&Rs, management, and most of all, your neighbors.

The Municipality of Anchorage Hiland Landfill is easy to use, a 15 minute round trip from Eaglewood, and charges about \$16 per pickup load.

~ OPEN ~

**Monday-Saturday
8AM - 5PM**

Long Range Plans for 2009



Each year, the Long Range Planning Committee (LRPC) meets to choose the most critical areas to work on. The Committee uses the "Maintenance Plan for Eaglewood" as a guide, but they aren't bound by it. That is so they can remain flexible and work on problem areas which were not foreseen when the Maintenance Plan was written in 2003. The goal is to keep your neighborhood maintained in an organized manner. This is the Association putting your dues back into your neighborhood.

Our improvement projects for this season are in progress. This year we are replacing about 650 feet of bike trail at three locations and installing 270 of flat curb at three locations.

The LRPC, recognizing that our bike trail system is one of the features that homeowners like the most about Eaglewood, is committed to maintaining them. The problem is that the bike trails are aging and being damaged by frost heaves and tree roots in many places. The LRPC has decided to replace a limited amount of damaged trail each year to keep within our budget, yet renew the trail system over time. This year we are replacing the trail between the tunnel under Eaglewood Dr. and the tunnel under Pribilof Lp (500 ft). This is one of the oldest sections of trail and is frost heaved and cracked in multiple places. The other two locations are; 1) East of the tunnel under Montague (90 ft.) which is cracked and frost heaved. 2) A sixty five foot section of sidewalk between Tanadak and Hall Circles that has been undermined by roots.

Every year we have some roadside asphalt damage caused by vehicles driving off the edge of the pavement. This happens most during spring break-up because the sub base is weakened and can't support the weight of cars driving on the very edge of the road. It is expensive to repair this edge damage and the results often look uneven. If it isn't fixed, more breaks away the following year and potholes develop. We have found that installing a concrete edge (flat curb) stabilizes and reinforces the weaker asphalt edge. This stops the damage and has the added benefit of providing 2 feet of leeway for drivers who misjudge the curves. This flat curb also does not effect drainage or snowplow operations. This year the three locations selected by the LRPC for flat curb are on the corners of Middleton Loop, Stuart Circle and the East corner of Pribilof Loop.

Neighborhood Pet Problems?



**No collar?
Barking all night?
Dogs running loose?
No leash or voice comand?**

**Call the Anchorage Municipal
Animal Control
343-8122**

You Can Protect Yourself from Mailbox Vandalism

Rural area mailboxes are subject to vandalism because they are often found in unmonitored areas, situated along roadsides, and usually out of the sight of the box owners.

According to the the United States Postal Inspection Service, "Mailboxes are considered federal property, and federal law (Title 18, United States Code, Section 1705), makes it a crime to vandalize them (and to injure, deface or destroy any mail deposited in them). Violators can be fined up to \$250,000 or imprisoned for up to three years for each act of vandalism. "

Visit the United States Postal Inspection Service website for more information on protecting your mailbox - <http://www.usps.com/postalinspectors/smashbox.htm>

WARNING

Willful damage to mailboxes and theft of mail are federal crimes (felonies) punishable by fine or imprisonment or both.

(18 U.S. Code 1705 & 1708) Label 33, June 1994



We Need You!
Call Today
694-6942

Caveat Emptor: Let the Buyer Beware

Door to Door Security System Salesman are in the area.

During the summer months there is a number of security companies selling security systems and upgrades, door to door. Often these companies work to create fear in your mind to motivate you to make quick decisions in regards to your security needs. Avoid making snap decisions about your security. Take the time to talk to your neighbors and shop around before making any commitment to hand over your security to a company you know little about.

Just because the salesman shows an ID and identifies himself as working for a security company doesn't mean he is legitimate. He may be a criminal casing your home and family. Many of these security companies are based out of state. Companies that are dedicated to their community and customers have regular business establishments and make appointments for their salespeople. They are also patient with their



customers to help achieve true security protection, not just a false sense of security. Before making a decision about your home security, understand what you are signing up for and what you are getting.

Security Guard Josh back again this year

Starting on June 1st through Labor Day the Board of Directors authorized hiring Guardian Security to supply a nightly summer security patrol for the Eaglewood Subdivision. We have been fortunate in the past 5 years to have excellent guards for our patrols. This year Josh Burgess has returned for our guard. He was also our security guard for the summer of 2005, 2007 and 2008. Seven days per week, 6 hours per night, he has been on patrol. He has patrolled the woods behind Wal-Mart on foot, patrolled the streets and bike paths, every night in a random manner. He has kept an eye on our kids that wander around on the bike paths all hours of the night. He has had water balloons thrown at him and reported cars being driven on our bike trails late at night. He makes a point to stop and meet many homeowners. If you leave your garage door open late at night he'll stop and ring your bell to tell you about it. If no one is home he watches the house every chance he gets. It is sure nice to work with someone as friendly as Josh with his positive attitude. He cares about the area that he patrols and handles his job professionally.



Josh Burgess (2007 photo)





GUARDIAN SECURITY SYSTEMS, INC.

***Alaska's Only Professional
24 Hour Alarm Monitoring
and Guard Dispatch Center***

Annual Meeting Set for September 14, 2009

... story continued from page 1

Homeowners are entitled to one vote per residence. A quorum of ten percent (10%) of all homeowners is required in order to have a valid meeting and conduct business. Homeowners have three options to execute their right to vote:

1. Attend the Annual Meeting.
2. Assign their proxy to an individual they know is going to attend the Annual Meeting, by writing his/her name in the blank at the top of the proxy and signing the proxy at the bottom. This conveys the homeowner's vote to the assigned party. The proxy can be mailed back to PMSI, given to a current Board Member, dropped off at the Work Center or hand carried to the meeting by the assigned homeowner."
3. Sign the proxy (not appointing any specific individual) and it can be

mailed back to PMSI, given to a current Board Member, or dropped off at the Work Center.

The office staff at Property Management Services, Inc. (PMSI), Eaglewood's Management agency, is in the process of sending the required notice of the annual meeting/election and a proxy to each homeowner's billing address.

If you are not sure if you will be attending the Annual meeting, please sign and return the proxy to PMSI or to any current Board member or to the work center. We have to have enough proxies to establish the required quorum. If you do come to the meeting after sending in your proxy, it will be voided and you can cast your vote in person. The remaining proxies will be placed in the attendance records to establish a quorum and will be cast according to appropriate instructions.

Did You Know You Can Auto-Pay Your Association Dues?

Are you tired of trying to remember if you paid your dues or not? Tired of writing out those checks and stuffing envelopes? You can now sign up for "automatic withdrawal" from your checking or savings account. The Association's bank will automatically receive from your personal bank, the quarterly dues amount of \$135. This will occur on the 20th of the first month of each quarter (Jan., April, July, and October). Each quarter you will still receive an account statement for your records. If the automatic withdrawal comes back due to insufficient funds it is treated like a Non-sufficient Funds check subject to a \$25 NSF fee. The convenience of not having to write checks, buy stamps, lick envelopes or wonder if it got paid is worth looking into this service.

To sign up for this service, call our Property Management agency, PMSI (Property Management Services, Inc.) at 562-2929. They will be happy to review this payment option with you and send you an application. In the near future we hope to have the application downloadable from our website www.eaglewoodassn.com.

Reminder... Please do not drop your dues payment off here at the work center unless you are delinquent. First of all our mailbox is not very secure and we don't have a drop box. Second, it may be as much as a week before we make a trip to PMSI in Anchorage and your account gets credited.

Hey, why are they digging a big hole in the woods?

... story continued from page 1

this type of drain does get covered with contaminating silt to the point were it won't take water anymore. This was the status of our French drain. When the few remaining areas that were taking water froze up, the drain was sealed and a frozen lake developed. The way to fix a French drain is to dig out the contaminated rock down to the pipe at the bottom and put in new clean rock. This is what the excavator was doing there, digging down 12 feet to the pipe, lifting all that contaminated material out so it could be hauled away and laying in new rocks. With that being completed, we should be good for another 27 years. We will bring it up again in 2036.

Go online to www.eaglewoodassn.com which is our home page. On the left column you will find newsletters. Click on the newsletter that you want and it will come up in the adobe PDF format in color.



Annual Meeting September 14th!



Eaglewood Meeting and Newsletter Schedule

August, 2009		- N E W S L E T T E R -	
August 31	6:00 PM	Design Committee Meeting	Joy Lutheran Church
September 14	6:30 PM	Annual Homewoners Meeting	Joy Lutheran Church
September 28	6:00 PM	Design Committee Meeting	Joy Lutheran Church
October, 2009		- N E W S L E T T E R -	

Location notices will be placed on blue signs at Eaglewood entrances during the week prior to the Open Board Meetings