

Eaglewood News

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Open Board Meeting

Monday, 6:30 PM, January 11, 2010
Joy Lutheran Church



A Bi-Monthly Service for Eaglewood Homeowners

December, 2009

The light pole at the North entrance stood for decades. New one lasts 4 weeks.

For almost 30 years the light pole at the north entrance of Eaglewood Drive at Eagle River Road lit the way for drivers coming into Eaglewood like an entrance to a harbor. Then one day in September it was struck by a vehicle and down it came. Everything worked according to plan. The pole bent in the middle to absorb some of the shock, the break away flange broke away, and the drivers insurance paid to replace the light. Good for another 30 years, right? Sorry, no, just 4 weeks after the new light was installed its crash safety design was tested again by another vehicle. So we start the whole process over again with a new light pole on order. (The supplier said they are having trouble finding a light pole for that corner. Something about combat or hazardous duty pay.)



So far this winter, besides the light pole, we have lost 3 street signs and one mail box to "out of control" vehicles. Today's modern cars and trucks have features like antilock brakes, stability control, traction control and today's tires are vastly better than they were 10 years ago. Add a little cell phone conversation and all this leads to a false sense of security where drivers are going faster than they should. They can't feel the car slipping until it's too late and then they are out of control. Thankfully, for safety, all our roadside features are designed to break away in a collision (except for trees, they don't have breakaway roots). That isn't to say they won't take a chunk out of a car or make a dent. Street signs run about \$100 and mailbox stands are about \$200. We also have kids walking around out there and hitting one of them would be, ... well you know.. really bad.

December, 2009



Design Committee Quiet Season

Yeah, right! Not this year! 3

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Credit Card and Debit Cards

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**In This Issue
of the Eaglewood News**

Christmas Grinches

***Lock Your Doors and Empty Your Mailbox,
the Petty Thieves Have Been Around Again.***

For the past 3 years items have been stolen from unlocked cars parked in driveways. There is a new twist this year - some houses have been entered and items stolen. These petty thefts have been reported sporadically all over Eaglewood. And, all over Eagle River for that matter. The items being stolen are mostly small items of opportunity left in the car like Ipods, cameras, sunglasses, loose money and cell phones. No cars were damaged or broken into. During the summer months we alerted the security guard to be on the lookout for this activity. We also put articles in the Newsletter to alert homeowners that this was going on. The method for preventing this crime is simply to make sure your vehicle is locked overnight,

... story continued on page 6

2009 Budget Approved by The Board of Directors

The Eaglewood Board of Directors has approved the 2010 annual operating budget. The approved budget projects a total income of \$542,960 and expenditures of \$481,860 from current revenues for normal operating expenses. The budget includes an expenditure of \$134,564 from reserves for the long range planning committee projects for the summer of 2010.

The 2010 operational expenses are projected to be slightly higher than those approved for 2009 due to inflationary economic trends and maintaining our aging infrastructure. Included in the budget is money to continue the summer security patrol. Some of the other items included under operational expenses are snow plowing, road repairs, lighting repairs, electricity, salaries for

... story continued on page 5

EAGLEWOOD MANAGER'S CORNER

by Doug Maxfield

We have had some zero degree weather and our first snowfall which is always a nail biter worrying if all the snow plow equipment will work. Everything worked ok so this winter is off to a good start. Over the Thanksgiving weekend we had several nuisance snowfalls of less than 2 inches. Two inches isn't enough for snow plow call out, but two or three little snowfalls add up. By the time we get to 3 inches, the first 2 have been packed down so the plows are pushing 1 inch around. Then we just get that cleaned up and it snows another inch. It would be nice if it would just snow 6 or 8 inches and go away for a while.


Around town, the Chugiak/Eagle River Chamber of Commerce held their "Tree Lighting Ceremony" on December 4th at the Town Square Park. There were hundreds of kids and their parents in attendance with choirs singing Christmas Carols, free hot chocolate, and hot potato soup or chili for sale. Santa arrived in his sleigh pulled by 8 real reindeer. (What's the difference between a caribou and a reindeer? A reindeer has a tag in its ear.) After he arrived the reindeer were unhitched and kids could talk to Santa and pet the reindeer. It was cold but a lot of fun and the kids had a blast.

Have you heard about the Alaska Housing Finance Corp. Home Energy Rebate Program? Evidently a lot of folks have because there are a lot of people replacing their heating systems with new energy efficient heating units that cut their gas usage drastically. If you are running the original heating system that came with the house this program could really benefit you. If you

replace your heating system with an energy efficient system you could qualify for a substantial rebate from the state, a \$1500 tax credit and you save on your gas bill into the future. Any home owner can join the program. To learn about the program and apply, go to Alaska Housing Finance Corporation's website.

In closing let me wish everyone a Happy Holiday season and a healthy, prosperous New Year to all from Charie and I and the Association's Board of Directors. Thank you for all your support over the past year.

**IT IS
DARK
Out There**



School kids are on the streets while you are making your way to work during the dark hours of the day. Will your vehicle be moving too fast to stop when you see them?

**SLOW DOWN
PLEASE!**

NO DUMPING



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

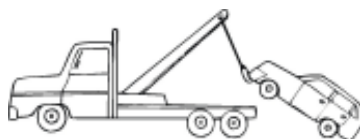
The Municipality of Anchorage Hiland Landfill is easy to use, a 15 minute round trip from Eaglewood, and charges about \$16 per pickup load.

~ O P E N ~

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

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."

Special Thanks to our Active duty troops during this Holiday Season

Remember the sacrifices of our veterans from Iraq, Aghanistan, Vietnam, Korea and WWII.





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**
MTA **694-3211**

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 & Curbside Recycling **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

Mail theft

Eagle River Postmaster **694-2732**

nothing above applies, I need help?

Eaglewood Ass'n **694-6942**

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.

In past years winter for the Design Committee has been a quiet time. With few building and paint applications to review they have been concerned with the age old on street parking violations, improperly parked cars and trailers, garbage cans left out and so on. This is not the case this year. The November meeting drew nearly 100% attendance and lasted over 2 hours.

One subject discussed was the patchwork array of fences in our neighborhood. After last winter's windstorm some fences were blown down and replaced while others should have blown down (because they were in such bad shape) but didn't. What we have now is a mix of old to brand new fences (sometimes on the same property) from dark gray to white and every color in between. New fences are required to be stained or sealed. For uniformity of fence colors the Committee looked at selecting just a certain group of "approved" stain colors. After looking at many Behr fence stains and realizing that there are other fine stain manufacturers out there it was decided to handle fence colors like house colors. The homeowner chooses a fence stain and submits it for Design Committee for approval.

On the same subject, the Design Committee is doing a comprehensive survey of all fences in Eaglewood which is due for completion in the spring. At that point, fences in disrepair will be looked at and addressed.

Also discussed at the meeting was driveway parking/storage of off road recreational vehicles (snowmachines & 4 wheelers) on flat trailers. The guidelines were decided that the vehicle had to be seasonal specific, must be used in the last 30 days and may be covered with a cover designed for that type of vehicle. It may not be covered with a tarp.

Remember, if you are planning a project for next summer like house paint or a new deck or shed, it's not too early to submit your application. February and March is a good time to apply and beat the rush. You can get applications on-line at www.eaglewoodassn.com or by calling the work center at 694-6942. If you have any questions you can call or email us at admin@eaglewoodassn.com.



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.



Visit our website at www.eaglewoodassn.com

Winter is here again ... and so is the snow!

The Association and the snow plow crews do the best they can to keep the roads and sidewalks open and as safe as possible and as cost effective as possible. Conditions can change within hours and different conditions require different methods of dealing with snow and ice. Equipment operators try to keep the berms evenly spread out and inconvenience to a minimum. Occasionally the plow gets too close to the edge of the road and digs up some turf. When that happens the summer crew will come back in the spring to fix the damage. Recent changes like allowing road edge markers and using a snow blower to widen the roads are helping to minimize this kind of damage.

The primary purpose of snow plowing is to maintain drivability so people can get around in their cars without the use of special equipment like chains. Snow accumulations greater than 2 to 3 inches are plowed off the roads into the right-of-way. Packed snow and ice is sanded with a mixture of sand and crushed rock gravel. The gravel adds to the useful time on the ice because sand washes away with rain and blows away in the wind. Snow is plowed off the road into the right-of-way and efforts are made to keep the berms equal in size on both sides of the street. In Circles, efforts are made to plow the snow into the center of the Circle whenever possible.

Once the snow is on the ground it must be maintained. After several snow events, the berms build up and begin to make the road narrower. A large snow blower is used to remove the berm and move it further from the road to make the road wider again. The formation of snow pack and ice on the road is unavoidable. We try to keep it to a minimum by scraping it, but once it has formed it has to be monitored and maintained.

The main roads and heavily traveled intersections get our attention first, followed by the Loops and then the Circles. This priority is predicated by vehicle speeds and the propensity for accidents.

If the temperature rises to around 32 degrees or if it rains the snow pack will lose its traction and need sand. In very cold weather the snow pack isn't too slippery, but after a lot of traffic it will



As beautiful as a wintry Eaglewood street may be, plowing is needed for our safety.

get polished. For that a grader is used with a special serrated blade to cut into the ice and rough it up to improve traction. When the weather warms up and the ice pack melts, it's the way it melts that causes problems. It doesn't melt evenly; it melts in sections and causes potholes. One minute you are driving on a hard surface and the next you are driving in 6 inches of slush. If that slush refreezes, it's a mess to try to drive through. So anytime the snow pack starts to "soften up" we try to break it up using heavy equipment like a loader,

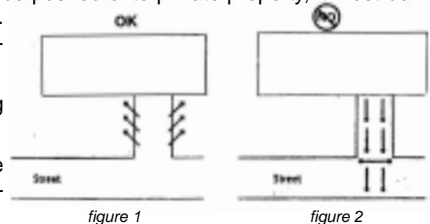
grader or dump truck belly blade. To save costs, this is the only time that a pick-up plow will follow up the grader clearing private driveways.

During a normal snow plowing, berms across driveways are the homeowner's responsibility to clear. This is not a new policy, it has always been like that and it is the same policy all over Anchorage. The reason that driveways are cleared during snow pack peeling is the chunks of hard snow and ice that are created are rough on snow shovels and snow blowers.

Public Notice

Guidelines for Private Snow Plow Operators

1. When plowing driveways, the snow must be pushed from the doorway onto adjacent private property (see figure 1). Snow should not be pulled from the driveways and pushed across the street or stored at the intersection of the street and driveway (see figure 2). For driveways off a cul-de-sac, snow will not be placed in the middle of the cul-de-sac. If configuration of the driveway will not allow for snow to be pushed onto private property, it must be either blown or placed on the adjacent property. Private plowers may be cited for performing improper plowing.
2. All snow plow vehicles will have a flashing amber beacon turned on when plowing snow.
3. All other vehicles and pedestrian traffic have the right of way over private snow plowing operations.
4. All private snow plowing operators should be licensed and bonded for their own protection.
5. For information call Street maintenance at 343-8277.



2009 Budget Approved by Board of Directors

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staff and summer employees, insurance, etc.

For a more complete list of operational expenses see the approved budget included in this newsletter. The 2010 Budget is posted on our website as well www.eaglewoodassn.com.

The approved budget will see a net decrease of \$81,464 from the reserve accounts. The reserve accounts are required by the PC&Rs, for the purpose of replacement of our roads, sidewalks, trails, lighting, drainage and other capital improvements when needed. These funds are a portion of dues income that has been set aside and invested.

The detailed budget with the "per unit" average monthly amount for each member account is included here for your information. It is also on the website at www.eaglewoodassn.com. The 2010 budget was reviewed and approved by the Board of Directors by email following the December 7th Executive Board Meeting. If you have questions regarding the budget please contact the Operations Manager at 694-6942 or by email at admin@eaglewoodassn.com.

An independent audit is performed annually on all of Eaglewood Association's financial records. As a member of the Association you may obtain a copy of the audit of your own by contacting PMSI at (907) 562-2929.

Eaglewood Board of Directors

Mark McAllister
President

Jay Dulany
Vice-President - Judicial

Steve Hackley
Vice-President - Design

Lloyd Pool
Treasurer

Susan Spyker
Secretary

Doug Maxfield
Operations Manager

Eaglewood Homeowners Association Approved Budget FY 2010

ACCOUNT	2009 Approved	Avg per unit per month
Income		
Assoc Dues	\$501,660	\$45.00
Late Charges	\$2,300	\$0.21
Interest	\$30,000	\$2.69
Other	\$1,000	\$0.09
TOTAL INCOME	\$534,960	\$47.99
EXPENSES		
Wages/Salaries	\$144,000	\$12.92
Payroll Taxes	\$14,000	\$1.26
Workman's Comp	\$23,475	\$2.11
Admin Supplies	\$3,000	\$0.27
Admin Services	\$400	\$0.04
Gas	\$3,000	\$0.27
Collection	\$100	\$0.01
Advert/Newsletter	\$6,340	\$0.57
Office Rent	\$9,545	\$0.86
Security Patrol	\$16,000	\$1.44
Lighting Maintenance	\$12,000	\$1.08
Equipment Maintenance	\$4,000	\$0.36
Trail Maintenance	\$2,500	\$0.22
Drainage Maintenance	\$28,000	\$2.51
Mailbox Maintenance	\$1,700	\$0.15
Landscape Maintenance	\$5,200	\$0.47
Road Maintenance	\$35,000	\$3.14
Snow Plowing	\$80,000	\$7.18
Miscellaneous	\$1,500	\$0.13
Bad Debt Expense	\$500	\$0.04
Sign Maintenance	\$2,000	\$0.18
General Operations Total	\$ 392,260	\$35.19
Telephone/Internet	\$ 2,500	\$0.22
Electricity	\$ 40,650	\$3.65
Utilities Total	\$ 43,150	\$3.87
Management Fees (PMSI)	\$ 14,500	\$1.30
Insurance	\$ 17,500	\$1.57
Consulting	\$ 1,000	\$0.09
Donations & Dues	\$ 1,400	\$0.13
Legal	\$ 2,500	\$0.22
Audit / Tax Prep	\$ 1,550	\$0.14
Income & Other Taxes	\$ 8,000	\$0.72
Fees/Ins/Taxes Total	\$ 46,450	\$4.17
TOTAL EXPENSES	\$ 481,860	\$43.22
NET EARNINGS	\$53,100	\$4.76
EXPENDITURES FROM RESERVES	\$ 134,564	\$12.07
INCREASE IN RESERVE ACCOUNTS	-\$ 81,464	-\$7.31
OTHER EXPENDITURES	\$0	\$0.00



Christmas Grinches

... story continued from page 1

particularly if you live close to a bike path and/or your driveway is dark.

Let's not forget the other group of junior criminals that wander around in the night looking for targets of opportunity. This is a lucrative time of year for mail thieves to do a little dipping and intercept your Christmas mail. There are all those Christmas cards with money and gift certificates in them, and all those blank checks the credit card companies send to entice you to spend more.

The Postmaster advises mailboxes should be emptied every day because, like the car thieves, mail thieves also like to work in the dark and there is plenty of darkness now. Mail theft doesn't happen often in Eaglewood, but often enough to be vigilant about emptying the mailbox every day.

If you find yourself a victim of a crime, no matter how insignificant it may seem to you, the Anchorage Police Department wants victims to report all crimes. They need this collective data to know where to patrol and to know what to look for. A single insignificant report could hold a key piece of information that could lead to catching these criminals. To reach APD and file a report call the non-emergency number 786-8500. They may tell you to file online so here is the web page (www.muni.org/apd1/apd911.cfm). It will only take a few minutes of your time.

One of the best things that you can do is to form a Neighborhood Crime Watch program for your street. According to APD statistics, between January 1, 2002 and December 31, 2007, there were over 8,000 burglaries (residential and commercial) in Anchorage. Only 5 of these were experienced in Crime Watch Neighborhoods! That statistic speaks loud and clear about the value of this program.

The Neighborhood Crime Watch program is intended for small groups like a street or cul-de-sac where neighbors know each other and would know if something was out of the ordinary. If you are interested in learning more about starting a Neighborhood Crime Watch for your street call (907) 786-8585 for more information on the program and scheduling a presentation for your neighborhood from a Crime Watch representative.

Credit/Debit Card Payment of our Association Dues

The Eaglewood Board of Directors is always open to new ideas for making payment of dues more convenient to our members. Automatic withdrawal (ACH) payments became available several years ago and now there is an ACH application on our website.

The question has been asked, could credit or debit cards be used to make Association dues payments? In the past there has been a dilemma associated with this method of payment. Credit card companies charge substantial fees to retailers for each transaction and it is against the law to "charge back" these costs to the card holder. In most cases the retailer absorbs the fees and charges more for the products they sell across the board thereby passing the cost on to all its customers. The Board of Directors has always felt that it was unfair for all association members to subsidize members who choose the convenience of using a credit or debit card to pay their dues. That's why the credit card option has never been available.



Many people these days use credit cards as a convenience tool, putting their routine monthly expenses on credit cards. They save stamps, get airline miles, don't have to write checks, and don't have to worry if their payment was made. They also have a record of the payment and don't have to carry much cash. Then they make one payment to the credit card company each month.

Recognizing the convenience and popularity of credit/debit card use, the Board of Directors decided to look further into this option. Keeping in mind the unacceptable idea of passing the transaction fees onto other homeowners, a couple of other strategies were looked at. One was to have a set dues amount but give a discount for paying by cash or check. This strategy is used by some retailers, like gas stations. Another method, used by some utilities and the US Treasury Department, is to use a separate "Pass Thru Company" to make the dues payment for the card holder, and the card holder pays the company with their credit card. The company charges a small handling fee for this service.

After much discussion and planning, PMSI, (the folks that do our accounting, and bill collecting) has offered to provide this service for a small fee of \$5.00 per transaction for making dues payments. For those homeowners who wish to pay their Association dues with a credit or debit card, contact Property Management Services Inc. (PMSI) at 562-2929 for details.



Eaglewood FAX Machine
696-6962

Eaglewood Office
694-6942



Eaglewood Meeting and Newsletter Schedule

December
- NEWSLETTER -

January 11, 2010
6:30 PM
Open Board Meeting
Joy Lutheran Church

January 25, 2010
6:00 PM
Design Committee Meeting
Joy Lutheran Church

February
- NEWSLETTER -

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