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# ABOA DIGEST

The Alaskan Bay Owners Association Newsletter – Fall Edition

October 2004

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## President's Message

In my 48 years I can't recall a summer like the one we experienced this year. The weather was spectacular by any account. The number of sunny days and warm temperatures



was a record in my book. The absence of wind was unusual also, such that we may be able to reclaim the name Bayshore (instead of Blowshore) if this keeps up. I hope you all were able to find time to get out and enjoy this "summer to remember".

First I would like to acknowledge the exemplary efforts by our membership in the upkeep and maintenance of their properties this year. The neighborhood is looking better than ever, thanks to all of you who take pride in your homes.

I would also like to thank the Architectural Chair, Chris Robertson, and his volunteers for their work this year. They gave of their personal time to repeatedly walk the neighborhood and provide the necessary feedback to help our owners stay within the guidelines of our House Rules. I appreciate that their reminders to address violations were tactful and correspondence with owners was compassionate.

The beginning of 2005 will mark the end of my tenure as President of the Board of Directors and my active involvement with the ABOA. I have been active since 1998 when I helped coordinate the purchase of Tract I, then spent the next five years coordinating the volunteer maintenance effort on Tract I, which saved the Association thousands of dollars in mowing, trimming and upkeep costs. In 2001 I was elected to the Board of Directors and served as Co-Chair for the Grounds Committee. In 2003 I was re-elected and asked to assume the President's responsibilities.

It has been a pleasure working with the Board over the past 4 years. Our Vice President, Vince Porto consistently offers his professionalism to our duties as well as addressing vehicular issues. Our Treasurer, Cathy Poulos, has been

steadfast and accurate in maintaining our financial records as well as being a reliable enthusiast of our values. Jennifer Robertson has served us well managing the Secretarial duties even while becoming a new mother to her first child. And I am grateful for my wife's, Jana, assistance with secretarial duties while Jennifer was "busy" bringing a new member to the Association. Finally, Jim LaBau, our Grounds Chair, brings his expertise as an arborist to wisely advise us on matters pertaining to the aesthetics of the neighborhood. Having served on multiple Boards over the years, his commitment to ABOA should serve as an example to the entire Association as to what is necessary to maintain the quality of our neighborhood.

Now, as we approach another election of Board members, I am hopeful about the future of the Association and its effectiveness. However, we can't allow apathy to prevail and assume "someone else will take care of matters". We must find members willing to fill the positions of the Board of Directors and ample volunteers to support the Board insuring the ABOA's values and goals are maintained.

I call upon all of our owners to seriously consider making themselves available to serve on the Board, or at least offer your time to assist. The actual time involved averages 2 to 4 hours a month with another couple of hours to attend our monthly Board meetings, a small amount of time considering the importance of our cause. Please contact any Board member soon to let them know if you are interested in helping.

Thanks again to everyone who has helped keep the standards high in our neighborhood and kept the investments in our homes growing. Together our efforts insure that we continue to be one of the more sought after Anchorage neighborhoods to live in.



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## Should we sell a portion of Tract I?

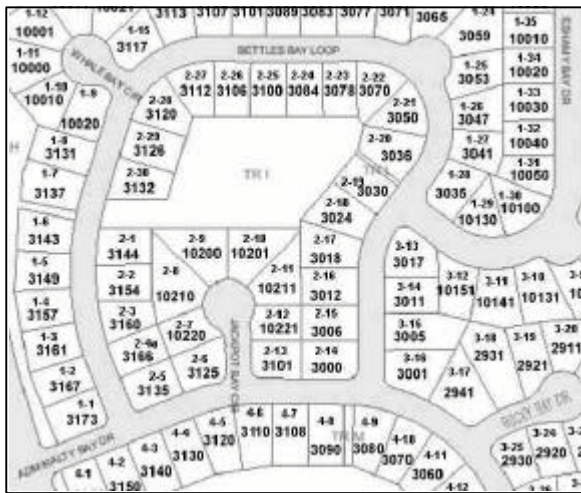
At the outset of organizing efforts to buy Tract I many different concerns were brought up for discussion. One item, that was intended to provide insurance against the possibility of any future private development, was to sell a portion of Tract I at its Southwest corner where the access to a public street is a corridor wide enough for a roadway. It was suggested that by selling enough of the corridor to adjacent owners to narrow the width to less than that required to build a roadway, we will have eliminated the threat of future development which was a main objective.

Once ABOA held title to the property the Board revisited the matter and decided not to pursue this strategy at this time for the following reasons. We felt that it was very unlikely that 2/3<sup>rd</sup>s of the entire membership (89 owners) would vote "in favor" of selling the entire tract to a private developer or an entity who might propose development. Should such a proposition be brought forth by the memberships we agreed to address the matter at that time. Also, the Board was concerned that advocating the sale of any portion of our common properties to an adjacent private owner may set a precedence allowing other owners to see this action as an

opportunity to purchase common ABOA property for their personal benefit.

One of the owners that borders this corridor had anticipated the opportunity to buy some of Tract I, based on the early discussions, and recently submitted a purchase proposal to the Board of Directors. They continue to see the development threat as a valid reason to move forward with a protective strategy.

The positive aspects to consider in this scenario are a cash payment to the ABOA that will allow further improvements to our neighborhood beyond what our current revenues can support or could be used to defer future dues increases for a period of time. The maintenance costs of Tract I will be a bit lower and the loss of the amount of area they are proposing to buy would have minimal affect on the usefulness of the tract to the membership.



Tract I is located in the center of Bettles Bay Loop

Regardless of the Board's position or the pros or cons, the Board is offering the purchase proposal for consideration by the entire membership. We will post the proposal on the ABOA website ([www.aboa.org](http://www.aboa.org)) for your review and comments. If you wish to receive a copy by mail or e-mail please contact the President and he will send you an Adobe image of it.

The intent is to vote on the matter at the February 9, 2005 Annual General Meeting. A vote of 67% (89 owners) in favor is required to take further action and begin moving forward with a sale. AGM information packets will be sent to all owners that will include a proxy ballot for electing Board of Directors and will include the proposed sale issue for your vote should you be unable to attend the meeting.

We encourage all ABOA members to review the proposal, present comments and attend the meeting for discussion and voting. No response will be considered a "no" vote. Please forward any comments you may have, via the website, to your Board members.

## Welcome New Owners

Are you new to West Bayshore? Please visit our website at [www.ABOA.org](http://www.ABOA.org) or join us at our monthly meetings, held on the 3<sup>rd</sup> Monday of the month, 7 p.m., at 3120 Bettles Bay. Call Eric Persson, 344-6814, for more information.

## We're getting new roadways!



The results of the member responses to the "yea or nay" petitions are in and a majority of our owners are in favor of the RID, Bayshore West Subdivision Area Street Reconstruction project. Roughly 54% of our owners were in favor, 24% opposed and 22% did not reply. The project will now go the Anchorage Assembly for final approval and design is expected to be complete by spring of 2005. Several public hearings will take place between now and the start of construction, which is expected in early spring of 2006. Assessment billing will be sent to the owners after the project is complete.

The Board is pleased with results of the petition as we are confident our investment in new roadways will not only improve the safety of our neighborhood but will also be a functional and aesthetic benefit that will improve the value of our homes and properties.

## Improvements to Tract I

Initial planning for Tract I improvements includes a paved trail on the eastern side of the tract, along an existing ABOA right-of-way across from the Bettles Bay Loop & Eshamy Bay intersection. An 8-foot trail will lead 100-ft into the area providing access for all community members. Plans for a trail from the eastern side is on hold pending the member's decision at the annual meeting. A professional surveyor has run in the Tract boundary lines and a contractor hired to perform the work in the spring. The planned pathway will be presented to the membership at the AGM. Our focus now is to develop a "master plan" for Tract I, drafting a scope of work, and solicitation of design plans from landscape architects.

## Leaf Miner Update

The amber leaf miner continues to be a major problem in the early season defoliation of our birch trees. In 2003, we had several people treat their trees with soil treatments with quite good success. In 2004, the Company that did the applications the previous year was not able to attend our information meeting, and most people decided to use a different Contractor. There were some problems with the timeliness of his work, and so the results were not so good.

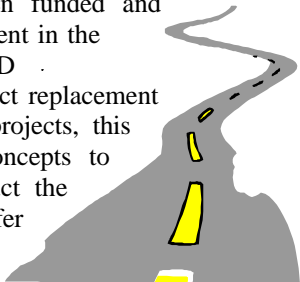


This past summer, local entomologists introduced a parasitic wasp (no it does not bite people) that kills the amber leaf miner in its larval stage. This wasp was instrumental in controlling the leaf miner in Edmonton, Canada in the 1990s. It should take about 3-5 years for the wasp population to build to the point where it will begin to impact our leaf miner population. We should continue to treat the soil around the birch for the next 2-3 years to help the trees hold their leaves longer, and make for better tree survival.

## Bayshore Drive Planning

Robert C. Palmer of the M.O.A. Planning & Development department and Dean Karcz of Professional & Technical Services, Inc. attended our July Board Meeting to present plans on the Bayshore Drive road improvement project slated for 2006.

The project will run from 100<sup>th</sup> Avenue to Discovery Drive. This project has been funded and requires no resident involvement in the financial aspects like the RID project. Also, unlike the direct replacement scope of work in the RID projects, this project will include new concepts to improve sidewalks, reconstruct the storm drains and to provide safer and more and efficient traffic flow.



Several public hearings and comment periods are planned as design work continues. You can contact Mr. Palmer with your questions at 343-8111 or [palmerc@ci.anchorage.ak.us](mailto:palmerc@ci.anchorage.ak.us) and Mr. Karcz at 561 6237 or [ptsinc@alaska.com](mailto:ptsinc@alaska.com). Also, there is a website with information on all MOA projects at <http://munimaps.muni.org/PMEProjects/projects.cfm>.

## Vehicular Report

The change of season once again brings vehicle concerns to Bayshore. Two key areas seem to present the most issues for the Association - - plowing and trailer storage issues.

Last winters above average snowfall caused Anchorage's municipal snowplows great difficulty in keeping our streets clear. The city plows generally arrive in Bayshore within a day or two of typical snowstorms. Please make extra effort during these time periods to keep the street clear of vehicles for our municipal plows.

One might be inclined to use the street for overnight parking in reaction to a driveway full of new snow. Unfortunately, using the street for parking immediately after a fresh snowfall makes it impossible for the city plows to adequately clear the street. Inadequate plowing causes the snow to pile further into the street with each additional snowfall. The spiral continues until we find ourselves in a situation like last year - inadequate roadway width for emergency vehicles.

Probably our favorite benefit from winter's snowfall is the recreational opportunity that it brings. Snow machines present us with ample opportunity to take advantage of fresh snow, but also bring parking problems into the neighborhood. Please remember the 72 hour parking limit for trailer and RVs within Bayshore. This time limitation allows for convenient loading/unloading and still keeps our neighborhood free of excess clutter.

With your continued attention and help, we'll all be able to keep our neighborhood one of the best in Anchorage.

## Spring Clean-up Month

At members urging, the board took a more active role this spring upholding our standards of maintenance and upkeep. A comprehensive review of all properties was conducted the end of April, with over 30 letters going out to homeowners. Most were gentle reminders concerning removal of Christmas lights, storing garbage cans out of sight, or general clutter. But some were also notices of more serious violations. Happily, most homeowners responded quickly and corrected the violation within a few days.



At our June walk-around, we noticed that nearly all the letters had been responded to. July & August also had very few violations. We appreciate everyone's dedication to upholding the standards of your association. We especially appreciate the kind words and support we received as we walked around each month this summer. It is no easy task to bring to your neighbor's attention they are in violation of the rules, and we appreciate your support.

In recognition of outstanding efforts during the Spring CleanUp Month of May, a \$50 gift certificate from Lowe's Home Improvement Center was awarded to the following homeowners for their exemplary efforts in maintaining their properties:

- ? 3030 Bettles Bay
- ? 10111 Eshamy Bay
- ? 2911 Rocky Bay Circle
- ? 3008 Eaglek Bay
- ? 3026 Eaglek Bay

We would especially like to recognize the efforts of Tom & Vicky Bundy and Leon & Anne Bridges on Eaglek Bay, for providing a park-like appearance at the southeastern entrance to our subdivision.

## Dog poop a winter problem



Please do not allow your dogs to use the street in front of your homes for toilet areas in the winter. Children walk down these sidewalks and streets to school. Let's ensure pedestrians have a healthy and safe area to walk in.

### QUICK MEETING MINUTES

Full minutes at: <http://www.aboa.org> Meetings are held on the 3<sup>rd</sup> Monday of each month at Eric Persson's home: 3120 Bettles Bay Loop. Please join us!

### ABOA Links and Contacts

Web Page: <http://www.aboa.org>

President: Eric Persson 3120 Bettles Bay 344-6814  
Vice President: Vince Porto 3065 Bettles Bay 522-3629  
Treasurer: Cathy Poulos 3149 Bettles Bay 349-4346  
Secretary: Jennifer Robertson 10210 Jackpot Bay 272-2735  
Architectural: Chris Robertson 10210 Jackpot Bay 272-2735  
Grounds: Jim LaBau 2951 Admiralty Bay 344-1018  
Accountant: Reliance Tax Accounting, 561-0998



## Neighborhood Notes:

During the past several years our neighborhood has seen an increase in the number of moose wintering over in our front and back yards, munching on our trees and shrubs, reducing them to nearly nothing. An easy and safe way to prevent this from happening is to wrap your trees and shrubs. This can be done in various ways, but the most efficient is to purchase plastic webbing from your nearby home improvement store and completely wrap trunk and branches, going as high as possible. It's important to wrap the trunks because if a tree or shrub loses enough bark around the trunk, it will die.



Many of us in the neighborhood enjoy decorating the house, trees, and yard with holiday decorations. The city of Anchorage encourages this with the City of Lights Program. Decorations liven and lighten up the neighborhood during the darkest winter months. This is a reminder that those decorations are thoroughly enjoyed by all, but at the end of the appropriate season, they must be removed and stored away for the next year. The ABOA has adopted the end of the City of Lights program as the official deadline for removing Christmas decorations. The program runs until approximately the end of March, or, more formally, when the last musher crosses the finish line of the Iditarod.

## Youth Bulletin Board

We would like to give the youth of our community the opportunity to advertise their services in our newsletter. Children of ABOA members can send their skills & contact info to the ABOA Treasurer and we will publish it in the newsletters, which typically come out 1 month before school ends and 1 month after school starts. If there is enough interest, we can work on posting these services on the website. Please send a note to the ABOA if you are interested.

### YOUTH BULLETIN BOARD

Dog Watching and Yard Maintenance.  
Reasonable rates. Contact [bethsteale@gci.net](mailto:bethsteale@gci.net)  
Support the Diamond Lynx Gymnastics Team!!  
Regionals are at Diamond Friday, 5 Nov. 4:30 p.m.

The ABOA cannot endorse or be held liable for any particular individual or service.

## Reminder to Mears Neighbors

Please be mindful that the Anchorage School District is sensitive to homeowners using the green belt surrounding Mears for personal use. ASD agreed not to fence the school grounds this past summer on the condition homeowners respect ASD property rights and not use this land, clear brush, or cut down trees.

## Website Update

With the development of our new website, [aboa.org](http://aboa.org), we have been able to improve many correspondence issues such as owner notifications, news articles, posting of our meeting minutes, as well as providing you easy access to all of our governing documents.

Recently we have implemented the website as a means to communicate with your Board members via e-mail. If you wish to correspond with any of your Board members please go to [aboa.org](http://aboa.org) and select "Contacts" in the left column. Once on the Contacts page select any (or all) of the members you wish to contact, for a response fill in your name and e-mail address in the appropriate boxes then proceed to enter your message. These messages are then routed directly to our personal accounts so we are notified immediately of your correspondence. The ABOA will be terminating our [ABOA@hotmail.com](mailto:ABOA@hotmail.com) e-mail address by years end.

We would like to increase the number of e-mail addresses in our address book. Please help us by visiting your Homeowner's Association website at [www.aboa.org](http://www.aboa.org) and click the Contact link to enter your e-mail address.



## Get Involved!!

The ABOA board needs individuals with time they can dedicate to issues concerning our neighborhood. Please support your organization by becoming an active member. Seats will be available on the January ballot and the various committees can always use more members. Without continuing volunteer support from residents, an outside management firm may have to be hired. Please consider becoming involved today!

## House Rules

Every Owner of a Lot is a member of the Association. Renters are subject to the same rules as owners. The Homeowners Association shall have the obligation and the responsibility to diligently enforce the requirements of the Covenants, Conditions and Restrictions (CC&R's). Complete list of all the CC&R's can be found at [www.aboa.org](http://www.aboa.org) Please do not hesitate to exercise your rights as a homeowner and report violations to the ABOA board. The board is committed to maintaining the high standards the homeowners expect of this subdivision.



## NIX on the Signs!

Please remember that political signs are prohibited by the bylaws. The board usually quickly hears every time a sign goes up in someone's yard advocating a particular candidate. Please be considerate of other viewpoints and refrain from posting political signs in your yard.

