
ABOA SPRING DIGEST

April 2005

President's Message

Jordan Wiess

First I would like to call attention to our outgoing Board Members and acknowledge them for their spirited volunteer efforts over the last few years. Eric Persson, our outgoing president, was committed to our ideals and passionately pursued them. Vince Porto also left the board this year after serving for many terms. Their hard work makes the current Boards obligations a far sight easier.

Secondly, I would like to introduce myself as the newly appointed President. I hope to serve the membership well with my commitment to a sustained and improved neighborhood. As the years take their toll on our properties it will take more energy on all of our parts to keep them up. I ask all homeowners to renew their dedication to our House Rules and their ambitious goals of a superior neighborhood

Thirdly, as a reminder to all the Bayshore West area owners, there are two (2) roadway reconstruction projects in the planning stages, the Bayshore Drive reconstruction project, discussed in this newsletter, and the Road Improvement District (RID) project which was approved by the owners last year. The RID will see all the roads in our membership area reconstructed, likely in 2006. Watch for information on both on the ABOA website, as well as the MOA websites.

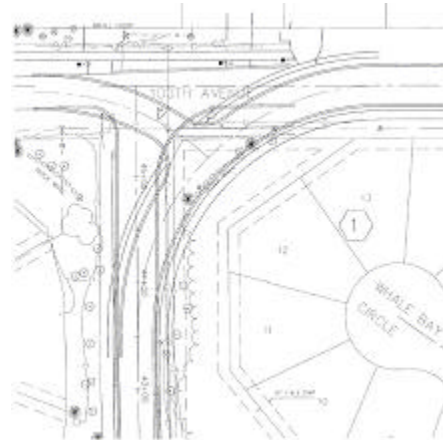
Finally, I would like to warmly welcome all new homeowners that have moved into the ABOA neighborhood in the past few years. We will continue to personally welcome all the new owners as they close on their new properties and the resale certificates are issued.

Please read on to stay in touch with issues of importance to our neighborhood. Thank you for your support of our unique neighborhood, don't hesitate to contact us, and enjoy your spring and summer.

Bayshore Drive Reconstruction

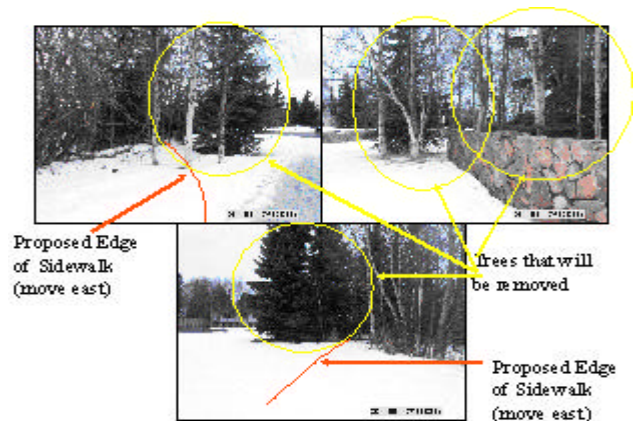
Bayshore Drive improvements from 100th Avenue to Marathon Circle are currently in the design phase by the Municipality of Anchorage (MOA) Project Management & Engineering (PM&E) Department. Improvements include pavement overlay, replacement, and/or narrowing the street width. Construction of pedestrian facilities and traffic calming are also being investigated, as well as a new interchange design at the Bayshore and 100th intersection

Information and comment solicitation can be found at <http://bayshoreproject.com/index.html>. Also at MOA/PM&E <http://munimaps.muni.org/pmeprojects/Search.cfm>
key word: Bayshore.



Possible design for reconfiguration of 100th/Bayshore intersection.

The MOA/PM&E has requested the ABOA and homeowners to provide input on this project, specifically with the Bayshore and 100th intersection options, the pedestrian pathways, and the traffic calming options around Bayshore school. Additionally, they have requested Right of Ways on the ABOA tract of land adjacent to Bayshore drive, between 100th and Admiralty Drive to construct an aesthetically pleasing "park like" pedestrian pathway, as well as for the potential redesign of the 100th and Bayshore intersection.



To facilitate your input a second public meeting is scheduled for the near future and your input will be key in the final design of the project. You will receive a notification in the mail from MOA/PM&E.

PTS Project Engineer: Dean Karcz 561-6266
ptsinc@alaska.com

PM&E Project Manager: Robert Palmer 343-8111
palmerrc@ci.anchorage.ak.us

Architectural Notes

Spring is here, the snow is nearly gone, and it is time to focus on compliance with the House Rules of your Homeowners' Association. We have one of the nicer neighborhoods in Anchorage, but we must work together to keep it that way.

Listed below are common concerns, mostly in the nature of general clutter, that can easily be remedied by each homeowner. The ACC gently reminds all homeowners to please look at your own lot, from your neighbors' point of view, and take corrective action. Hopefully this would avoid the necessity of written letters and actions from the board.

Recent Observations:

- ? Trash/recycling cans visible from street, more than 24 hours before or after pickup
- ? Toys, yard tools, wheel barrows, inner tubes, sleds, boats, canoes, unused planters stored in yard or driveway
- ? Tires and auto parts stored in such a manner as to be visible from the street
- ? Trash and leaf bags in yard/driveway visible from street
- ? Holiday decorations left up significantly beyond holiday

Please be assured that the ABOA is dedicated to keeping the standards in place that were here when you bought your property. Please consult the House Rules and CCR's in your Resale Certificate or at <http://www.aboa.org>. Also review the section on vehicles, boats, campers and recreational vehicles as well. Thank you all for contributing to the high standard this neighborhood is known for. If you have any questions regarding these issues please contact Gary Rogers. Architectural Chair, at 243-7415.

Construction Projects

Please ensure that any planned changes or alterations to the exterior of your home are submitted to the ABOA for review and approval. The purpose of this rule is to ensure quality, external design, and location in relation to surrounding structures. The full rule can be found in the CC&Rs, (*Article VI, Section 2*), which is posted on the ABOA website.

Also please take care during remodeling projects to consider your neighbors' concerns. Keep your outside work area tidy. Finish the project in a timely manner. Remove construction debris on a regular basis and ensure construction vehicles are not blocking access to neighbors parking. Be aware that while you may have the energy to continue working well into the night, circular saws and rotary drills are not conducive to sleep for your neighbors' who have to get up for work and school the next morning.

Common sense and general courtesy is greatly appreciated by your neighbors. Good Luck to all those new construction projects!

ABOA Links and Contacts

E-mail: Go to: <http://www.aboa.org/local/contact>

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

ABOA Considers Privatizing

The current ABOA Board of Directors is researching the potential for a property management company to assist with the management duties of the Alaskan Bay Owners Association or possibly assume all duties for management.

The general membership in attendance at the 2005 annual meeting proposed and approved this research, as there is not a high level of membership involvement in the association for the past several years. It has been increasingly difficult to fill board seats as our professions and families require more and more of our discretionary time. Additionally, there is the concern with creating hurt feelings between neighbors as the volunteer board carries out its responsibilities in enforcing house rules.

In attempting a softer, gentler approach to enforcing the CC&Rs, the last ABOA board was taken to task by the homeowners for not being strict enough. A private management firm would bring timely and consistent enforcement of the house rules.

The ABOA plans to initiate discussions with several management firms over the next several months, weigh the pros and cons of the proposed management options, and may solicit bids from these companies. If the ABOA Board of Directors ultimately contracts out any of the property management duties there will be an increase in dues to the membership to cover the costs.

To send your comment and concerns concerning this issue to any board member please go to: <http://www.aboa.org>

Mark Your Calendars!

- ? **May 21st ABOA Annual Picnic KFQD Park**
Volunteer at <http://www.aboa.org> attention Gary Rogers.
- ? **Spring Cleanup Dumpsters return in May**
Dumpsters will be located in Rocky Bay Circle and one other location nearer Bettles Bay. Volunteer your circle at <http://www.aboa.org> attention Cathy Poulos.
- ? **April 27 Leaf Miner Treatment Meeting**
Information session at 7:00 PM, Wednesday, April 27 at the Bayshore Clubhouse, 3131 Amber Bay Loop. Homeowners wishing to participate in a group discount for treating your birch trees, send your name soon to <http://www.aboa.org> attention Jim LaBau.
Check website after 1 May for sign-up deadline. Success of program depends on participation. Treatment will take place in late May/June.

ABOA BOARD

(e) **President** Jordan Wiess 3011 Admiralty Bay Drive 344-7619

(e) **Vice President** Cathy Poulos 3149 Bettles Bay Lp. 349-4346

(e) **Treasurer** Gary Rogers 2910 Rocky Bay Circle 243-7415

(e) **Member** George C. Ives 3132 Bettles Bay Loop

(e) **Grounds** Jim LaBau 2951 Admiralty Bay 344-1018

Secretary Marie Steele 2901 Rocky Bay Circle 269-7604

Vehicular Todd Loudon 3160 Bettles Bay Loop 349-7370

Architectural Gary Rogers 2910 Rocky Bay Circle 243-7415

Accountant Reliance Tax Accounting 516 E Fireweed Lane 561-0998

(e) denotes elected Board of Director