
ABOA SPRING DIGEST

The Alaskan Bay Owners Association Newsletter – Spring Edition

May 2006

President's Message

Jordan Wiess – President ABOA

Hello to all our old neighbors and welcome to new residents of Bayshore West! Please take the time to read this newsletter as it contains important information about the Association and the common rules about living in this neighborhood, both as a homeowner and a renter. The intent of these rules are to protect your property values and ensure residents do not become nuisances. The Board of the ABOA encourages your involvement with your neighbors and collectively when volunteer opportunities arise to improve our neighborhood and surrounding community.

At this time let us extend our gratitude to the past years Board, Cathy Poulos, Jim LaBau, George Ives, Jordan Wiess, and Gary Rogers. These folks have worked hard to protect the homeowners' interests concerning the Bayshore Drive road project and the Bayshore West RID, kept the common areas mowed, provided a paved trail into Tract I, replaced the school access trail from Rocky Bay to Mears, estimated costs of hiring a property management company, and reviewed & approved multiple home construction projects.

This kind of volunteer job tends to only hear complaints; while it is rewarding to find solutions to the various problems brought to us by the membership, it still feels great to get positive reinforcement for our efforts. Please consider thanking these volunteer neighbors of yours. There really is a lot of time involved to maintain the standards of our neighborhood and keep it from deteriorating. I would encourage everyone to consider taking their turn to assist the Board and volunteer some of their time and talents for an issue of special interest or concern to them.

We had a good turn out at the Annual General Meeting in February. Discussion covered the purpose of the ABOA which includes:

- ? Diligently enforce Covenants, Conditions, and Restrictions
- ? Collect necessary assessments
- ? Maintain common areas
- ? Maintain safety, quality of life, desirability, and values of association

The 2006 budget was presented and accomplishments of 2005 reviewed. We welcomed 13 new homeowners to the neighborhood during 2005. Homeowners in attendance alerted the board that parking along the northern stretch of Bettles Bay is a chronic problem. But the main issue at the meeting was the scheduled discussion of the results of the board's investigation into the potential of using an external

property management company. Many in attendance felt that the issues could be dealt with through more involvement by our membership. But now the time has come for the rubber to hit the road and those potential volunteers to step up and help to keep the quality neighborhood we all expect.

The next ABOA meetings are scheduled for May 15 and June 12 – but keep an eye on the news section of the web page for updates.

Volunteer Opportunities

We are currently recruiting for a Vehicular Control Committee Chair. There is also a need for members on the Architectural & Vehicular Control committees. In addition, two large tasks for this next year will be approving a master plan for Tract I and weighing the options/possibly soliciting a property management company. Other opportunities also include Welcoming, Picnic, improving membership communications, and ABOA Secretary.

Property Management: Yes or No?

Having an active homeowners association is a great deal for you and your property values. It ensures that homeowners keep up maintenance on the homes, land use remains consistent, refuse, clutter, and junk cars don't pile up on your neighbor's property, and folks are generally restricted from becoming nuisances or disturbing their neighbors.

In addition, the association can look beyond these day-to-day tasks and protect the neighborhood's interests from outside forces. We have all greatly benefited from the Association's protection of Tract I from development and its preservation as a common area park. Imagine what this neighborhood would be like if we had a high density apartment building in the heart of Bettles Bay instead of the large green space we have now!! The ABOA also protected the owners in Whale Bay Circle from having their back yards significantly impacted by the Bayshore Drive reconstruction. The Association was involved in keeping our kids in Dimond High School rather than being bussed over to Service. The ABOA strongly voiced opposition to a connector road between Ensign Bay and 100th behind our homes bordering Mears property and kept a 8-ft chainlink fence from being erected behind those homes. The ABOA lobbied the municipality to replace our neighborhood streets, with construction expected in 2007. In earlier years the ABOA built a partnership with the municipality to create KFQD Park. All of these actions were initiated by the homeowners in West Bayshore, who petitioned the board to pursue these activities. The ABOA Board is your vehicle for representing your interests as a neighborhood.

All these activities take effort and attention. The ABOA is a solely volunteer organization. Our neighborhood is comprised of professionals with a multitude of talents, which have served the ABOA well. However, as homes age and residents change, the day-to-day tasks become a much larger workload than in times past. Roofs need replacing, fences are falling down, homes need painting, newer residents without the appreciation of the hard work it takes to maintain these high property values all consume more and more of the board's energy.

Over the last couple years, due to lack of volunteers, the ABOA has become lax in enforcing house rules and homeowners have voiced their dissatisfaction with this tact. Homeowners approached the board in 2004 and insisted more stringent attention be paid to the house rules. The board made a concerted effort to meet the homeowners expectations by recruiting volunteers, standardizing common violations, improving communications thru newsletters and construction of a website. At the 2005 annual general membership meeting, the homeowners directed the board to look into the cost of a property management firm to take over these day-to-day activities so the board's time could be more effectively used addressing the larger issues impacting our neighborhood. The board then drafted three levels of service: minimal, intermediate, and maximum; and solicited bids from management companies. These efforts were then presented at the 2006 annual meeting.

Minimal Private Management Involvement

1. Homeowners and ABOA Board will act as the eyes and ears of the Association.
2. Violations of Bylaws, CC&Rs, and House Rules will be reported to the management company by phone or e-mail from the homeowners or the Board.
3. The management company will act on all Architectural and Vehicular violations with letters to the homeowners, levying and processing fines, and pursuing any additional action as outlined by the Board, up to and including liens and foreclosure procedures.
4. The management company will conduct **seasonal** drive-thru inspections (i.e. Spring and Fall) to report and enforce house rules such as Christmas light removal.
5. The management company will attend all ABOA Board of Director meetings, including the Annual General Meeting. (up to 12 meetings per year)
6. The management company will be involved in all contracting that the ABOA engages in.

Intermediate Private Management Involvement

In addition to the services provided for minimal involvement the following additional tasks will be required:

7. The management company will conduct **monthly** drive-thru inspections to report and enforce house rules.
8. The management company will coordinate, print, and ensure delivery of all newsletters, flyers, and notifications to the ABOA membership.

Maximum Private Management Involvement

In addition to the services provided for minimal involvement the following additional tasks will be required:

9. The management company will conduct **weekly** drive-thru inspections to report and enforce Bylaws, CC&Rs, and house rules.

10. The management company will complete all accounting transactions for the ABOA, up to and including:
 - ? Invoicing of annual dues
 - ? Collection of dues
 - ? Payment of all bills
 - ? All banking requirements
 - ? Compilation and distribution of resale certificates
 - ? Annual tax reporting
 - ? All subsidiary ledger accounting
 - ? All general ledger accounting

Privatizing Considerations

Consistently the board has heard from homeowners that they value the benefits to their property values that the active association brings. A frequent refrain is "If you can afford to live in this neighborhood, you can afford to maintain your property." The board has a fiduciary responsibility to protect the property values of homeowners by enforcing the House Rules and Covenants, Conditions, and Restrictions (CC&Rs).

Current Management

The Association (ABOA) is set up to have an Architectural Control (ACC) and Vehicular Control Committee (VCC) to monitor for violations of the house rules. Each committee should comprise of a chairman and a couple volunteers. The VCC addresses parking problems, commercial vehicles, RVs, boats, trailers, etc. The ACC monitors day-to-day nuisances such as garbage cans left out for a couple weeks, Christmas lights up in July, barking dogs, signs, and other concerns homeowners might have. In addition, the ACC approves fencing, outbuildings, roofing materials, construction projects, etc. to ensure they meet the standards of the subdivision as set up in the CC&Rs by the original developer of these properties.

Generally, when a violation is reported to the ABOA, a letter is written to the homeowner asking that the offense be corrected within 10 days, or to please contact the ABOA with a plan & timeline of when the discrepancy will be fixed. If no action is taken on the part of the homeowner, a minimal fine of \$25 is levied. Penalties can accrue if the issue is not addressed in a timely manner.

In addition to the Architectural & Vehicular Committee, there is a Grounds Committee (GC), a Treasurer, a Secretary, and a heavily involved President (a must). The GC is responsible for monitoring the mowing contract, planting the trees in KFQD park & nourishing same, the Doggie Do stations at KFQD park & Mears, maintaining the paved trails to Mears & Bayshore Schools and the fencing along 100th Ave, bringing the Birch Leaf Minor program to Bayshore West each spring, providing the spring dumpsters, and managing all our common areas, including Tract I (the common area in the interior of Bettles Bay Loop). Our Grounds Chair, Jim LaBau also works with the municipality to repair potholes, bring trees into our common areas, and was instrumental in getting the new roads for our subdivision.

The ABOA tries hard to welcome each new homeowner personally (sorry to any we missed – contact us!); maintains a website; holds an annual neighborhood picnic; meets monthly; and holds an annual general membership meeting

Architectural Notes

Remember any planned changes or alterations to the exterior of your home must be submitted to the ABOA for review and approval. Large projects will require:

- ? ABOA approved project plans
- ? Posted building permit
- ? Timely debris removal
- ? Construction vehicles removed in timely manner

Architectural FYI

- ? High quality architectural shingles (40 & 50 year) comparable to cedar shakes, such as Landmark & Malarky shingles, have been approved for use
- ? Moose protection (long term) is defined as commercially available green metal screen or green plastic net using commercially available green metal or plastic stakes
- ? There is an ongoing issue of trash cans left at curb longer than 24 hours. Please be considerate of your neighbors and put your cans out of sight in a timely manner. Municipality can fine homeowners.
- ? Please pick up/remove bags of leaves and grass from the front yard. These should not be visible from the street. The same rules apply to grass & leaf clippings as for garbage cans.

Grounds Report

- ? **May is Spring Clean-up Month!** Dumpsters will be placed at both ends of subdivision for yard trimmings such as grass, leaves, tree clippings, etc.
- ? **Birch Leaf Miner** May 4, 7 PM, Bayshore Clubhouse: Public information meeting by the US Forest Service on treating birch trees to minimize damage by the Birch Leaf Miner. Treatment specialists will be present to discuss treatment schedules with the home-owners.
- ? Have been working with MOA concerning drainage issues behind Eaglek Bay Circle. Hoping to have issues resolved during Bayshore Drive reconstruction, however funding is an issue.
- ? Membership input into the degree of improvements desired for the Tract I common area will be actively solicited over the summer and at the annual picnic. Remember this area was purchased for the common enjoyment and use of all homeowners and was purchased through a special assessment on every property in the subdivision.

Vehicular Notes

- ? 72-hr rule: After 72 hours RVs must be removed from subdivision for a minimum of 48 hours
- ? MOA 24-hr rule: No parking on street over 24-hrs except weekends

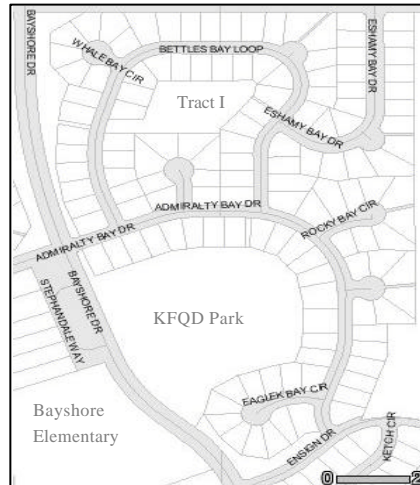
Vandalism on Bettles Bay

Be on the look out for suspicious people and vehicles. Homeowners on the upper end of Bettles Bay recently reported to the ABOA that cars had been broken into while parked in driveways and owners were home.

Annual Picnic/Tract I Survey

The annual Block Party/Annual Picnic will be used for a platform to present ideas and solicit comments concerning improvements to Tract I and is scheduled for:

**Saturday, June
10th from
Noon to 3(ish)**



To be held on the Tract I greenbelt. That's the property in the center of Bettles Bay Loop that the ABOA membership (you) own. Access is from the new paved trail at Eshamy Bay and Bettles Bay or at the mailboxes on

the west side. The ABOA Board wants your ideas on how we might improve the Tract to everyone's benefit and enjoyment. Plan to stop by and give us your thoughts and have some fun too! Keep your eyes open for a flier with specifics we will be sending out shortly before the event.

For information on the picnic or to volunteer, please contact Lisa Rogers, 243-7415 or Eric Persson, 344-6814.
Hope to see you there!

Parking Problems?

Several members have contacted the ABOA regarding parking problems along the northern stretch of Bettles Bay. Please be considerate when parking. Do not park in such a manner that thru traffic is constricted, do not leave cars parked on the street over 24 hrs, and move cars for snow removal. Common courtesy would also counsel not to park so as to impede your neighbors from parking in front of their own home. For those who are frustrated please note the following contact info:

- ⚡ Cars parked on street more than 24 hrs Monday-Friday:
Parking Enforcement 343-8500
Parking Violations 276-7275
- ⚡ Cars blocking snow removal call 343-8277
- ⚡ Regulation for Emergency vehicles: Cars must be parked 10 feet from centerline
- ⚡ ROW Enforcement Officer 343-8419

ABOA Links and Contacts

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



Animal Control 343-8119 or 343-8162

Barking Dogs? Stray Cats? Contact Anchorage Animal Care & Control Center.

<http://animal.ci.anchorage.ak.us/acc/default.asp>