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# ABOA DIGEST

The Alaskan Bay Owners Association Newsletter – Spring Edition

May 2007

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## President's Message

*Chris Breest – President ABOA*

Welcome to all the new and existing homeowners. The same things that attracted you to our neighborhood attracted my wife and me 18 years ago; well maintained homes, large yards, common areas, parks, greenbelts, trails, and neighborhood schools. Planned unit subdivisions don't happen by accident; the developer records and legally declares the subdivision as subject to regulation and assessment by a homeowners association. These associations have the ability to maintain high quality neighborhoods through their Covenants, Conditions, and Restrictions (CC&Rs). Our volunteer homeowners association has accomplished a lot since we moved here. Some of their larger accomplishments include:

- ? Tract I purchase (2 acres)
- ? KFQD park development
- ? 100th Avenue common area fence
- ? Road Improvement Project (RID)
- ? Paved trail access to KFQD Park
- ? Paved trail into Track I common area
- ? Mears access trail replacement
- ? ABOA website
- ? West Bayshore Homeowners signs
- ? Hired a property management company

In addition, the homeowners association mows and maintains common areas, represents the subdivision in municipal and school district issues, works in partnership with the MOA to maintain KFQD park, provides resale certificates, holds the annual neighborhood picnic, writes countless letters, holds monthly meetings and sends out newsletters. Many volunteers have contributed a lot of time to our neighborhood; a few have contributed hundreds of hours. I would like to give a special thanks to three who have. Their talents, commitment and contributions have been significant to maintaining the quality this neighborhood is known for:

- ? Jordan Weiss
- ? Jim LaBau
- ? Cathy Poulos

Without their efforts, Bayshore West would not be the neighborhood it is today. It was a nice neighborhood when we moved here 18 years ago. Today it is a far nicer community.

*Chris Breest*

**~ 2 Board Seats Currently Vacant! Please Consider Volunteering To Steer Your Homeowners Association. ~**

## Property Management Yes

This spring, the association hired Deanne Tuckerman of Ben Marsh & Associates as our property manager. While property management is an expensive undertaking, it has many advantages including quick response to homeowners' complaint resolution, architectural approval, and consistent enforcement of the house rules. ABOA's 1-yr contract with Ben Marsh & Associates for an intermediate level of service was signed with a 30-day termination clause allowed by either party. The management cost is \$14 per month per home, with no immediate dues impact as a result of remaining 2006 budget from decreased expenses associated with the Bayshore Drive reconstruction project. A mid-year evaluation of services provided and association financials will determine if and when dues will change.

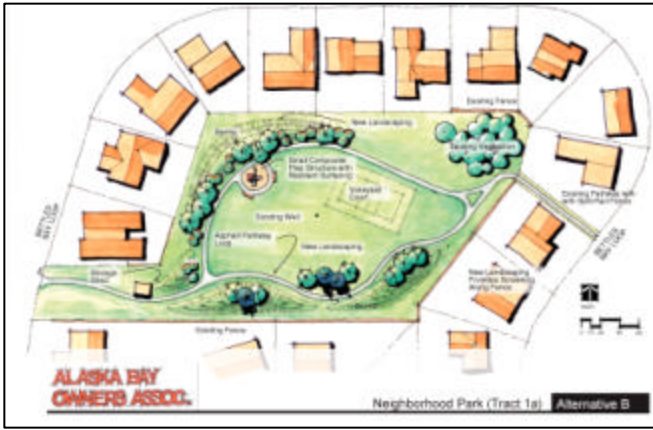
Enclosed with this newsletter is a magnet with the property manager contact information along with various methods for contacting the Board of Directors. You will also find helpful phone numbers for emergency services. If you have any concerns or questions, please feel free to contact any of the ABOA Board.

## Tract I Improvements

Master Planning of Tract I common area is in progress. Land Design North was tasked with taking comments solicited in the homeowners survey to develop low-impact land use alternatives. The alternatives included landscaping, sight and noise buffering for adjacent homeowners, asphalt pathways and minor recreational facilities.



**Alternative A. Small Playground & Picnic Pavilion**



**Alternative B. Small Playground & Loop Trail**

## Annual Picnic

The Annual ABOA Picnic will be held in the Tract I greenbelt on Saturday, June 16. There will be activities and games for children and adults; rock painting, puzzles, Frisbee, sidewalk chalk drawing, putt and chip golf, etc. The ABOA will provide hamburgers, vegeburgers, hot dogs, beverages, paper products and utensils. The rest is pot luck. If your last name starts with:

**A thru I - Bring chips & dip**

**J thru Q - Bring dessert**

**R thru Z - Bring salad or side dish**

Volunteers are needed to help put up signs, shop, flip burgers, set up and take down, haul trash, loan a cooler, etc. Any help you can offer would be greatly appreciated! Contact:

**Lisa Rogers**  
**2910 Rocky Bay Circle**  
**Hm. 243-7415 wk. 272-5104**  
[lisa@rogersandco.biz](mailto:lisa@rogersandco.biz)

## Road Improvement Project

The reconstruction of roads in Bayshore West is moving forward. In February, the assembly agreed to absorb the increase in costs associated with the Road Improvement District (RID). Design on the project is continuing but construction is contingent upon funding in the 2008 roads bond. If you have questions regarding the design, please contact John Smith at 343-8422. For questions concerning your assessment please call Jim Lamson at 343-8120.

## Spring Cleanup Dumpsters

We would like to acknowledge and thank all homeowners on the upkeep and maintenance of their homes and neighborhood during the past year. Springtime brings with it a lot of home maintenance, especially in Alaska. Please take the time to remove winter lights, pick up winter's trash, repair fences, and inspect your homes paint and roof. Dumpsters will be installed during the month of May, at Whale Bay & Hogan Bay, to help facilitate neighborhood cleanup. Your neighbors thank you.

## Capital Improvements

Each year new capital improvement projects for our neighborhood get addressed. Most of these projects come at the request of homeowners. This summer's list of projects include:

- ? Stump removals along 100th Ave and Track I
- ? Bayshore rock wall repair
- ? 100th fence repair & painting
- ? Common area hole filling and ground leveling
- ? Oversight of Bayshore & Ensign landscaping
- ? Removal of old lights at Bayshore & 100th

If you have any additional projects you would like evaluated, please contact the ABOA board though the ABOA web page: <http://www.aboa.org>

## 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

## Amber Leaf Miner

If you plan to treat your trees for Amber Leaf Miner call **Tall Trees at 248-3900 by May 10** and receive last year's price. After that date, this year's pricing will apply.

## Officers & Board Members

*(e) indicates elected Board Member*

### President

*(e) Chris Breest*  
 3137 Bettles Bay Loop

### Vice President

*(e) Marie Steele*  
 2901 Rocky Bay Circle.

### Grounds Chair

*(e) Jim LaBau*  
 2951 Admiralty Bay Dr.

### Treasurer

Todd Loudon  
 3160 Bettles Bay Loop

### Picnic Chair

Lisa Rogers  
 2910 Rocky Bay Circle.

### Board Member

*(e) VACANT*

### Board Member

*(e) VACANT*

### Secretary

VACANT

### Architectural Chair

VACANT

### Vehicular Chair

VACANT

### Property Manager

Ben Marsh & Assoc.  
 Diane Tuckerman  
**278-3615**

### ABOA Links and Contacts

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