
ABOA DIGEST

The Alaskan Bay Owners Association Newsletter – Spring Edition

May 2008

President's Message

Chris Breest – President ABOA

I would like to welcome all new and existing homeowners to Bayshore West Subdivision. We are a planned unit subdivision that takes great pride in our neighborhood. The Road Improvement Project we voted on a few years ago has now been funded with the passage of the roads bond in April's election. Construction of the new roads, sidewalks, sewers, and lighting will begin this summer. This continuing commitment to our neighborhood will help maintain the high property and living standards we all enjoy.

This past year I was asked several times what our annual dues cover. The three largest expenditures in 2007 were:

- Property Management \$18,000
- Common Area Maintenance (9 common tracts) \$11,000
- Capital Projects \$10,000

Last summer's Capital Projects included repairs to the fence, signs and rock wall on 100th. Tract I improvements included 20 trucks of fill, grading, seeding, and planting of 18 trees. We also removed dozens of stumps and filled holes around the neighborhood. These projects were all brought to the board's attention from homeowners. If you see work that is needed please feel free to contact us through our web site at www.aboa.org or call our property management team at Ben Marsh & Associates 278-3615.

I would like to finish by thanking our outgoing Board members for their time and commitment to our neighborhood. They are Marie Steel-VP, Trish Cordell-Secretary, Scott Veerman-Board Member, and Todd Loudon-Treasurer. Thanks to all homeowners for making this a great neighborhood to live in and raise a family. Please take time to read the following important messages.
By Chris Breest

Road Improvement Project

As mentioned above, construction of new roads will take place this summer. The project has changed for the better since the original plans were drawn. CRW Engineers completed plans include storm drains on all streets, improved crosswalks, fin drains where needed, storm drain stub out for each lot and the new white lighting street lamps and poles. The construction bid is out and will be awarded on May 8th. The city and contractor are planning one more community meeting to answer questions and provide a timeline for construction. It will be important for you to attend. The date and time TBA.

This week John Smith, the city's project management engineer, will be sending out letters to each homeowner with public use easement and temporary construction permits included. It is up to each homeowner to read and sign them. If you have any question there will be a number for you to call. If you have questions about your individual assessment call Jim Lamson with MOA at 343-8120.

Over the last several years, many homeowners have begun replacing their driveways. If you are considering replacing yours in the near future, now might be the time. Part of the road construction project will require removal and replacement of several feet of your driveway. You will have an opportunity to have the contractor bid on replacing your entire driveway. In the past this has been cheaper than doing it individually. The only way you will know for sure is by getting an independent bid this spring.

As a side note, the 100th Ave. reconstruction project and extension will also be going on this summer. It will be important for all of us to work together during this busy summer construction season.

Spring Cleanup Dumpsters

Once again, dumpsters will be installed for the entire month of May at Whale Bay & Hogan Bay cul-de-sacs, to help facilitate neighborhood cleanup. Please take time to remove your winter lights, pick up trash, repair fences, and inspect your home's paint and roof. Your neighbors will appreciate your efforts.

Property Management Update

In March, we finished our first year of property management. During that time we turned over enforcement of CCR, architectural control, mail collection, bill writing and all homeowner correspondence. In all, Deanne with Ben Marsh & Associates wrote over 200 letters of correspondence on our behalf. At the end of 6 months we renegotiated our monthly contract from \$2300 to \$1500. Property management has allowed a more uniformed and consistent enforcement of our covenants. Volunteers to the Board no longer need to spend hundreds of hours to fulfill their Board duties. We hope this will encourage more homeowners to volunteer in the future.

Misc. Notes

- After 72 hours RVs must be removed from the subdivision for a minimum of 48 hours
- MOA rules prohibit parking on street over 24-hrs except weekends
- If you plan to treat your trees for Amber Leaf Miner call **Tall Trees at 248-3900** and ask for Bayshore West pricing

Recycling

Recycling is now available in our neighborhood. You have probably noticed the 96-gallon green and yellow tipper carts appearing around our neighborhood and wondered where you could get one. It's easy and it's free, for a while anyway. **Alaska Waste** is conducting a market research study involving 13,000 Anchorage homes. Our Bayshore neighborhood

was one of the lucky areas that will receive the service free for six months. All that is required for our involvement is a request for the service and the willingness to place the recyclable wastes in the **Alaska Waste** container and place the cart in the proper place on the proper day, and they will do the rest. How hard can that be? Please do your part in recycling by contacting **Alaska Waste** at 563-3717 or www.alaskawaste.net.

Officers, Board Members, & Property Management

(e) Indicates elected Board Member

President

*(e) Chris Breest
3137 Bettles Bay Loop*

Vice President

*(e) Michael Hanifen
10001 Eshamy Bay Drive*

Grounds Chair

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

Treasurer

*Kathleen Geller
3144 Bettles Bay Loop*

Architectural Control & Vehicle Control Committee Chair

*Ben Marsh & Assoc.
Deanne Tuckerman
2550 Denali, Suite #1310
278-3615*

Board Member

*(e) Dave Keller
3024 Bettles Bay Loop*

Board Member

(e) VACANT

Secretary

VACANT

Architectural Chair

VACANT

Vehicle Chair

VACANT

Property Manager

*Ben Marsh & Assoc.
2550 Denali, Suite #1310
Deanne Tuckerman
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ABOA Links and Contacts

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

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

