



# Eaglewood Homeowners Association

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**Winter 2026**

*Happy New Year!*

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## From the President's Desk...

This past year brought both challenge and accomplishment for our neighborhood. We experienced a profound loss, significant administrative hurdles, and unexpected change.

At the same time, we achieved an important milestone with the successful completion of the North Mitkof street reconstruction, the most extensive and most costly project Eaglewood has undertaken.

Eaglewood lost its longtime Office Manager, Kaye Carleton. For eleven years, Kaye was the welcoming face of our community. Her remarkable memory and deep knowledge of both Eaglewood and Eagle River meant there were few questions or situations she could not resolve. After a period of illness, Kaye passed away on September 1.

We also said goodbye to our Operations Manager, Seth Spence, who served Eaglewood for nearly three years. Seth's tenure was marked by equipment upgrades, stronger contractor partnerships, and positive relationships throughout the community. Seth and his family will be missed as they pursue new adventures in Tennessee.

Over the past five months, as the Board uncovered substantial information about incomplete tasks and unmet responsibilities, we were reminded of a quote by Associate Justice Thurgood Marshall that has guided our work in charting a path forward:

“If we show the truth, the truth will do the work.”

Hard realities have been faced, and new processes and procedures have been implemented—and will continue to be refined—to strengthen Eaglewood’s operations.

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As a volunteer board, we always have much to learn, and recent events have made this clear more than ever. We've worked hard, invested significant time, gained extensive knowledge, and supported one another as we've built and strengthened the Eaglewood HOA community.

If I've learned nothing else during this significant turn of events, and yes, stressful time, it's to occasionally step back, look at the big picture, and be thankful. Yes, grateful that, while there are bumps in the road along the way, we have friends, family, and colleagues who are here to support, encourage, and assist where and when needed. Life is short; put everything in perspective, and breathe. Together we've got this. We'll continue to debate, share opinions and ideas, and build a better community together.

As we move forward, it is more important than ever that homeowners maintain an active AppFolio account with Briley Management. If you have not yet created your account, please do so as soon as possible. A valid, working email address is essential as we adopt more modern, efficient, and cost-saving communication methods. Billing statements, newsletters, and updates on HOA events will now be delivered electronically.

Steven Cook  
Eaglewood HOA Board President

### **Cold Weather Safety for Pets**

This winter has been unusually cold. Please be mindful of your pet's safety and comfort when they are outdoors. Remember, if it's too cold for you, it's probably too cold for your pet. There is online guidance for new pet parents and newcomers to Alaska on how to enjoy all Alaska has to offer in winter while keeping your pet safe and healthy.

## **Meet Paul Dalleska, our new Operations Manager**

Eaglewood is fortunate to have an eight-year resident and former board member, Paul Dalleska, as our new Operations Manager.

Paul served on the board of directors for eighteen months and, during that time, was also chair of the Long-Range Planning Committee, which provided a strong foundation for his new role.

Paul and his family moved to Alaska from Michigan, where he worked in the tourism rail industry and at railroad museums. Railroad enthusiasts in Eaglewood will find a kindred spirit in Paul.

Paul is a frequent walker on our trail system and looks forward to keeping it in a usable, enjoyable condition for the benefit of all community members.

Be sure to say hi when you see Paul out and about in the neighborhood.

## **!!Activate Access to AppFolio!!**

Eaglewood is transitioning to electronic communication with its members and will use the Shared Documents folder on AppFolio to share information securely. Upcoming open meetings and events are noted on the AppFolio Calendar.

To activate access to your online portal, please email [info@akrbam.com](mailto:info@akrbam.com) with Eaglewood Portal Request in the subject line.

Include your first and last names, property address, and preferred email in the body of your email.



## Snow Clearing Safety

- We know playing in fresh snow is the best. If you see snow removal crews out working, please keep your kids in your yard or inside until they are done.
- Remember that snow equipment operators are working with reduced visibility – you can see them, but they may not be able to see you.
- Please park your vehicles 4 feet or farther from the streets and sidewalks so equipment has room to maneuver and throw the snow as far off the street or sidewalk as possible. This will help keep costs under control by avoiding snow hauling later in the winter.
- For lighter storms, plows will start work as soon as the snowfall begins to taper off to minimize the need for a second pass. Heavier snow will require multiple passes, performed as conditions dictate.
- Circles will be cleared within 72 hours after the snow stops.
- We do our best to perform removal outside of school and commute times, but Mother Nature isn't always that cooperative, particularly with heavier snowfalls.
- Remember, the operators are only human and need their rest as required by DOT, so if you don't see them out, they may be elsewhere in the neighborhood, servicing their trucks, or grabbing a quick nap to stay sharp.



*Happy New Year, Eaglewood!*

