

Spring

April 2022

Eaglewood Homeowners Association

11940 Business Blvd, Eagle River, AK 99577
907.694.6942 • Eaglewoodassn.com • eaglewoodoffice@gmail.com

Upcoming Events & Happenings

*Annual open board meeting: Monday, May 9th at Joy Lutheran Church, 6:00 pm
Watch for proxies in the mail! Submit Design Requests early! Spring Cleanup Crew Hiring!*

HOA Board of Directors - Open Position Available May 2022

This year's election is for a 1-year term to serve on the Board of Directors. Once elected the BOD works together to identify individual roles, although it is likely the position filled may be for the Secretary / Communications Chair. This position is vital to the community as it's all about communicating with our residents. Responsibilities include managing and corresponding through the HOA's official Facebook page, assisting with updating the HOA website, and working with the Communications Committee to coordinate and publish the quarterly newsletter. The Secretary / Communications Chair will need to be comfortable working with various digital media platforms. Training will be provided.

Please contact the office by April 25th if you would like to be added to the ballot!

We look forward to your submissions!

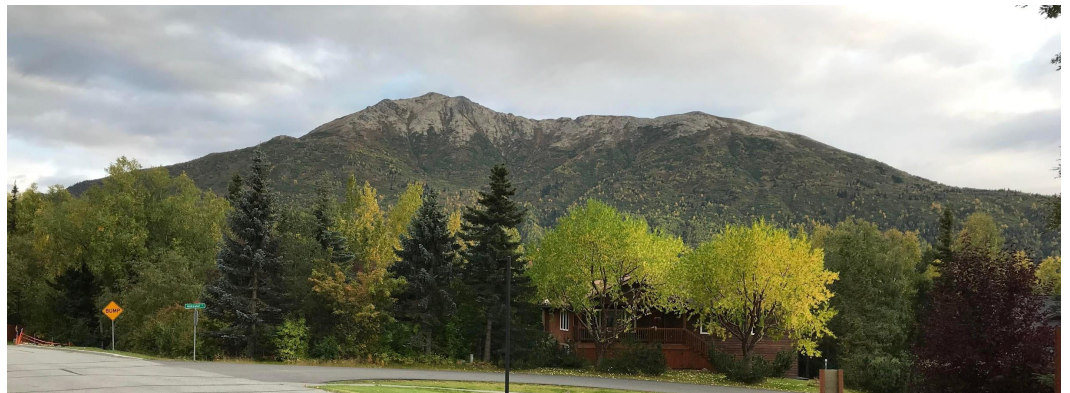
Annual Homeowner's Meeting

With over 900 homes sitting on over 250 acres, Eaglewood is one of the larger HOA's in the United States. It is even larger than many of the small towns residents called home growing up. Just as in any small town, an active, involved citizenry leads to a thriving and vibrant community.

The Annual Homeowner's meeting will be held Monday, May 9th at 6pm at Joy Lutheran Church. The annual meeting requires participation of the homeowners to hold a quorum for the election of the open board positions. This year's election will be for a 1-year term on the Board of Directors.

In order to have a quorum for the election, 10% of homeowners need to be present or submit a proxy to assign their vote. Proxies will be distributed to homeowners via USPS the first week of April. Please keep in mind there is one vote per household.

Along with the election, the Board of Directors will provide an annual report to homeowners including the current budget/financial report, upcoming capital improvement projects, committee updates and the operations report.



Spring/Summer photos by Melissa Roberts

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Spring Cleanup Crew **Now Hiring!**

Each spring a crew is hired to rake and clean up litter in the neighborhood. Hours are from after school until around 6pm. Depending on the weather the work usually starts in May and takes 2 to 3 weeks to complete. Students 14 years and older are welcome to apply; students living outside of Eaglewood may also apply. If interested, please call, email or pick up an application at the HOA office, 11940 Business Blvd.

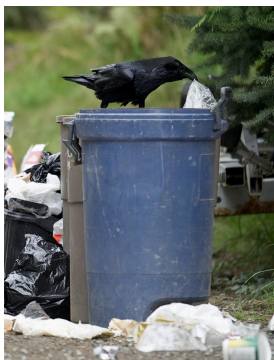
Responsible Trash Handling

Best Practices

- Keep trash secure – inside your home or garage- until morning of pickup.
- Have smelly fish or organic materials to throw away? Keep it in the freezer until the day of pickup to eliminate any smells in your home.
- Make sure the lid of your trash cart closes securely. Ravens and Magpies know when it is trash day and are very adept at tearing bags open and scattering the contents.

Anchorage's Trash Handling Ordinance

- Eaglewood residents with regular roll carts must leave them out on "the morning of collection."
- Bear-resistant carts can be left at curbside 12 hours prior to day of collection and are the best option for residents needing to put trash out the prior evening.
- Carts are to be taken in by 9 p.m. the day of collection.
- Enforcement: Repeat violations of the trash handling ordinance could result in a fine.



Breakup / Spring Cleanup

As the winter season winds down we enter the mix of Spring thaw, break up, and Spring clean up. During this time of year, homeowners can expect the melting snow to create falling hazards as the snow slowly melts, freezes, melts, and then freezes some more. Furthermore, remember to dig out your XtraTuffs, or rubber boot of choice, to tread out in your driveways or parking lots to prevent the unbearable soaked shoe. As the snow starts to melt completely, you may see several streams pass through the neighborhood, or even your yard. Eaglewood's surface drainage system is meant to properly drain water throughout the neighborhood. A map of the surface drainage is available for viewing and download on Eaglewood's website on the 'Documents' page. If these streams are altered or blocked it can disrupt the process and cause water to go to unwanted places.

Though this time of year gets many homeowners excited for summer activities like hiking, fishing, and camping, it is always a wise idea to take care of business before pleasure - meaning to participate in spring clean up for pet owners. As each layer of snow melts, more and more animal poop may appear at the surface. It is important to clean up as much as possible as animal feces can contain parasites that are deadly to both your beloved animals and wildlife, rather than act as fertilizer. Once the snow melts and you have completed spring cleaning, consider applying lime to your yard to prepare the soil and grass to thrive in the beautiful Alaska summer.



Notes from the Design Committee: Gutters

When your Design Committee volunteers made the rounds last fall to inspect homes that will need painting/staining in the next year, we noticed many homes (mainly natural wood homes) had noticeable staining from water damage where there were no gutters. Some homeowners had significant siding discoloration (black streaking) near the ground, to the extent they had installed new siding elements to replace or cover damage.

The function of roof gutters is to redirect water, guiding it to a drain or safe area away from the structure's foundation. The goal is to prevent basement flooding and foundation damage. Where there are no gutters, water pours off roof edges and can eventually make a trench that will in turn hold more water, keeping soil close to the house wet. Where trees overhang roof edges, debris can clog gutters and they will need to be cleaned out manually. Another option is to have gutter guards or "helmets" installed.

Gutters are not cheap, there is no denying; however, if they can prevent foundation damage, basement flooding, and siding damage, the cost can be well worth it.

Don't forget to submit your design requests to the Design Committee for review early!



Attention Gardeners!

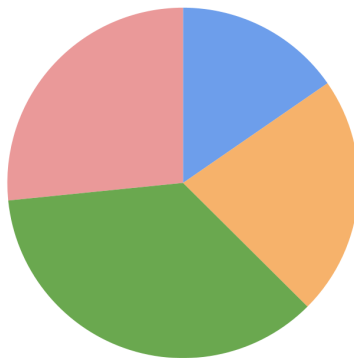
Weather permitting, the columbine in the rock bed at Montague Drive and Eaglewood Loop will be dug up on June 3rd. If you are interested the columbine will be available on a first come first serve basis for residents to take home and plant. In addition, if anyone is interested in seeds I will have three varieties of poppies available. If anyone else has seeds to share I plan to be at the rock bed at 3pm.

-Kaye Carleton, Eaglewood Office Manager

Where do your dues go? What is a mill rate? And how do the two relate?

2021 Actual Budget Allocation

- Administrative Costs
- General Maintenance
- HOA Management
- Winter Maintenance



Eaglewood homeowners pay \$225 in dues each quarter, totaling \$900 annually. The dues are used to cover a variety of costs that keep Eaglewood operating now and in the future. The graphic to the left provides a visual breakdown of what dues are used for on an annual basis.

What is a mill rate?

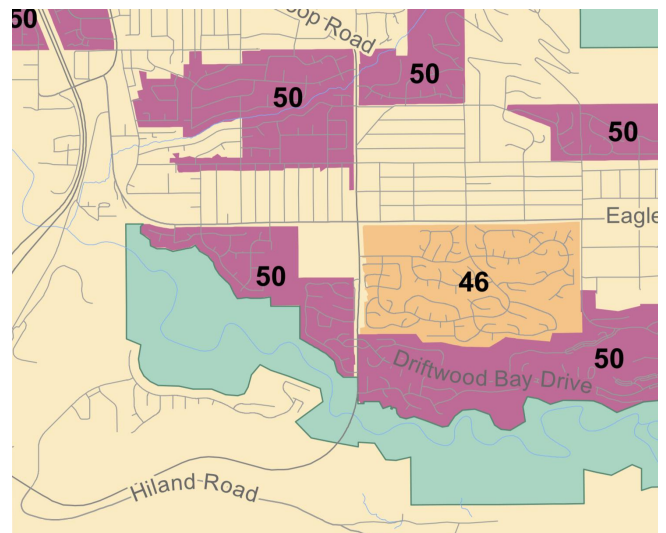
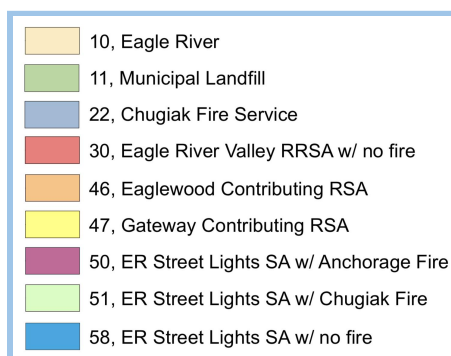
Mill rate is the amount of tax to be charged per \$1,000 of assessed value. For example, a mill rate of 18.5 mills equates to \$18.50 of tax per \$1,000 of assessed value. Under this scenario, a property assessed at \$100,000 would have a tax liability of \$1,850 annually.

How do homeowner dues and mill rates relate?

Since Eaglewood manages and maintains its own roads, drainage and infrastructure, residents receive a lower mill rate on their property taxes. According to the Municipality's website the current mill rate for a home in Eaglewood is 16.15. Based on a home value of \$350,000 without any exemptions a resident would pay \$5652 in annual taxes. In comparison most of Eagle River has a mill rate of 17.69, which would equate to \$6191 of annual taxes for the same home value, and Driftwood Bay at a mill rate of 17.79 would equate to \$6226 in annual taxes.

At these mill rates Eaglewood homeowners save over \$500 in annual property taxes, which is a significant offset to the annual HOA dues of \$900. More information can be found on the Municipality's website by searching 'Real Estate Property Taxes'.

Chugiak/Eagle River Tax Districts



If your property is a rental please share the newsletter with your tenants!

Be Animal Wise

It's been a long, hard winter for moose and luckily spring is just around the corner! Spring means many things, some of which are sunshine, moose on the move, and cow moose ready to calve. All moose calves are born in late spring/early summer, usually May or June. Eaglewood has been home to at least two cows on a yearly basis which routinely give birth in the backyard of a resident's home. Facts and things to remember:

- Spring moose are on the move, typically choosing the path of least resistance, traveling more on roads, trails and paths.
- Spring moose are looking for food and can be "hangry".
- Moose calves rely on smell and sound to detect when in danger; eyesight is poor.
- Moose calves can run faster than humans at 3 days old, running up to 30 miles per hour and can jump between 8 and 10 feet. They are over 2 feet tall when born.
- Moose calves will cry when in danger or are in distress, relying on their mother for protection, and she usually isn't far away.
- Cows can become incredibly aggressive if they feel their young are in danger- reacting by kicking, stomping, and charging.
- Be aware of surroundings-if you see a calf alone, its mom is surely nearby. Be careful not to get between the two.
- A moose in distress will show you by raising the hairs on its back hump, ears laid back, smacking its lips.
- If a moose charges, get behind something such as a car, tree, or mail box. It is recommended to run from moose if you are charged and have a head start, as they typically will not run/chase a far distance.
- If a moose knocks you down, curl into a ball, covering your head, and lie still.
- Do not let your dog chase a moose and never taunt a moose.
- Never feed moose.
- If you have a cow 'bed down' in your yard to give birth or with her newly born calf(ves), LEAVE THEM ALONE!



Eaglewood Street and Trail Lighting

The subdivision owns and maintains 450 light poles along the walkways and trails throughout the subdivision. Each pole is labeled according to the power string they are associated with, beginning with a letter followed by a number. The letters range from A to Z and the numbers go as high as 70. The association is in the process of renumbering all the light poles with 2' reflective letters and numbers that are more readable with an anticipated completion this summer. The numbering system is useful not only for homeowners to notify the HOA of lights that need to be replaced, but also as markers if there are any other issues in the area such as downed trees.



Don't forget to submit your design requests to the Design Committee for review early!