



The Bridge

Fall/Winter 2012

The official newsletter of the Goldenview Park Homeowner's Association

Announcements

Annual Meeting

The annual meeting will be held on Wednesday, November 14, 2012, at Goldenview Middle School.

Sign-in starts at 6:30 pm and the meeting starts at 7:00 pm sharp.

Please plan on attending the meeting, as a quorum is needed to conduct the association's business. A quorum is 50 residents or lot owners. If both names are on the deed, either or both of the owners are acceptable for the quorum count. An annual meeting notice and proxy form will be arriving soon. If you cannot attend the meeting in person, please take a moment to fill out the proxy form and mail it to (REU) Real Estate Unlimited or you can give to a Board Member. A fellow owner must be designated as your proxy holder.

Last year, a total of 47 Homeowners were represented at the Annual Meeting either in person or by Proxy. Unfortunately, 47 Homeowners is not enough to constitute a quorum to conduct the business of the Annual Meeting.

The result of failing to have a quorum means that the Board of Directors will continue the business of the association with minimal input from the vast majority of its residents. No election for the expiring Board Member terms can be held, so the Board gets to appoint the new Directors. Without a quorum to review and ratify the budget, the Board has to exercise its authority to operate using the past years budget, to modify it as it sees fit to conduct the business of the association during the coming year.

Please consider getting involved in your homeowners association. Please consider becoming an active and participating volunteer on a committee.

Board Member News

Two board seats are opening this year. If you would like to throw your hat into the ring as a candidate, please come to the annual meeting or contact a current board member for advance nomination. The minimum obligations of a board member are willing to serve for a term of three years and attending the monthly meetings typically held on the third Thursday of the month. The meetings are hosted in board members homes on a rotating basis and are from 7-9 pm.

Board Information

If you are unable to come to the annual meeting and would like to speak with someone or have an issue/concern to report, you can either send a letter to REU or contact them directly and they will forward it to the board.

The Board meets monthly. If you wish to attend a meeting, please express this interest to the folks at REU, so the necessary arrangements can be made.

Special Thank you!

A special Thank you to Robert & Betty Lou Lutje and their team for the beautiful flowers at both Bridgeview entrances; which we have all enjoyed throughout the summer. We appreciate all of the time and effort that was put into this project!

Your Volunteer Board of Directors

**Bill Babylon
Eric Bretthauer
Scott Ivany
Ryan Morman
Tamara Starkel
Jeff Turner
Eric Waterman**

GVPHOA Management Company

Real Estate Unlimited
Attn: Mike Bashford
12001 Industry Way,
#B9
Anchorage, AK 99515

907-345-4110
Office
907-345-5173
Fax

Notes, Updates, Reminders &

In this section, we, also, relay homeowners feedback (concerns, complaints and requests, etc):

Winter Trash Pick-up

New Automated Trash Cans are here. If you have any questions regarding them, please call Alaska Waste at 907-563-3717.

As we all know, trash and wind do not mix well. Please take the necessary steps to ensure that your trash is put out on the day of pickup and **not** out the night before. The winds can be very unpredictable at times, causing many trash cans to blow over and trash to be scattered all over the subdivision.

Since all the cans look the same, please take a moment and mark your trash cans with your name or address. In the past, we've had many trash cans that were looking for their homes after being scattered around the community from the winds.

If you see trash or debris around the neighborhood, please take a moment to pick it up and dispose of it properly, as this will help keep the neighborhood clean and the ditches and culverts clog free.

FYI: Trash bags filled with grass or garden debris is considered trash and is not allowed to be left at the end of the driveway waiting for it to be picked up on trash day. If caught with it out, the HOA will be sending letters and fining if necessary.

Please be considerate! Leaving trash bags at the end of your driveway prior to trash day makes our neighborhood look, well, trashy.

Speedsters

With the sunny days getting shorter and school back in session, please watch your speed while driving through the neighborhood. There are concerns and complaints regarding visitors, homeowners and teenagers driving a bit too fast in the subdivision. Remember, there are many people who enjoy walking the community; including children to and from school and bus stops.

FYI – The **speed limit** in the subdivision is **25 mph**. However, drivers should reduce speeds even further when kids are playing or if there is other pedestrian traffic in the vicinity. Please keep our neighborhood safe.

Let's keep our subdivision safe!

Ditches and Culverts

This would be a good time to take a moment to look in the ditches and culverts around your property. The ditches and/or culverts must be cleaned and maintained to allow for proper drainage throughout the association. Per the Association Declaration's, this is a homeowner responsibility.

**Per Exhibit C, Section 16, of the Declarations of the Association,
All ditches and culverts are to be maintained by the homeowner,
including clearing the ditch or culvert of all debris**

Toys

It's that time of the year again for switching out summer recreational vehicles for winter recreational vehicles. Winter toys can be parked on your property from October 15 – April 15.



Snowplowing

Winter will be soon upon us and with that comes the inevitable **SNOW REMOVAL & SANDING** and associated issues. **Please do not plow your driveways into or across the street.** This is a violation of the HOA and MOA rules and you can be fined. Do not block the sidewalks with your driveway snow. Our contractor is required to plow the sidewalks for resident to use. If there are blockades of hardened plowed snow, it will cost us much more to have the sidewalks kept open.

As the snow falls, please do not call the snow removal company for any reason. If there is an issue regarding their service, please contact REU and they will make the necessary contacts.

Please do not put the stakes/markers at the edge of your ditches or curb lines!!! It makes it very difficult for the snow removal company to put the snow in the ditches. Remember, the ditches are part of the Right-of-Way and will be used for snow storage. If you do put out stakes/markers, you will be asked to remove them or you maybe fined for non-compliance.

Parking

Overnight parking on the streets is not allowed. HOA violation: **Declarations & By Law's– Exhibit C, Article XIII, Restrictions on use, alienation and occupancy.**

Please be considerate. Especially during the winter. It makes it very difficult for the snow removal company to plow our roads subdivision.

Neighborhood Noises

Please try to limit any noise that may be considered offensive in nature, this way everyone can enjoy the peaceful winter days and the quiet winter nights (i.e., barking dogs, noisy wind chimes, etc...).

If you happen to leave your dog(s) outside while you are at work or leave your house for any reason, please make sure they do not bark the entire time you are gone and disturb your neighbors...no one wants to listen to a barking dog. If you do not think they bark, be assured they do!!

Animal control number is 907-343-8119.

Pets

Are you seeing more and more “no dog poop signs”? That’s because our sidewalks and people who live near them are suffering from left behind dog waste. We are a dog loving group and ask for everyone’s consideration in cleaning up after your pets.

Please respect and consider the plight of those whose homes and yards are situated on main thoroughfares and get an uneven share of the dog walking traffic and all that ‘goes’ along with it, even the yellow spots. **And please don’t forget to tell your children to make sure they bring their dog waste bags and use them when they take their dog for a walk. There have been many reports from homeowners that children are not picking up after their pets.**

Incidentally, dog urine is causing significant corrosion at the base of mailboxes! If your pet ‘prefers’ the mailbox, you might suggest another location, to keep homeowner replacement costs down. It’s not fair to homeowners...

All pets must be leashed in GVP unless in their own yards.

FYI - Failing to clean up after your pet is also a violation of municipal code and may result in civil penalties. (AMC Title 17, see sections 17.10.015 and 17.70.020.)





Community Lot/Park

- Hours – The Park is closed from **9:00 pm to 8:00 am**. Let's be respectful to the surrounding homeowners.
- Dogs – Please do not let your pets run loose in the park. The park is not an area to exercise animals. It was designed for the use of people. Where you may love and trust your pet, not everyone feels the same. We have some children who play at the park that are scared of dogs. All pets must be leashed in GVP.
- Dog Poop – ***This continues to be a huge issue. PLEASE do not leave behind your dogs poop. The children are complaining and it's not fair to them...so, please help and pick up after your dogs!***
- Please be respectful of these rules when you're at the park so we can all enjoy it.

If you happen to notice something that is in need of repair while at the park, please let us know by calling REU so it can be taken care of. We want to make sure it's a safe place for children to play.

Mailboxes

Just a reminder...

Based on the Declarations and By-laws, mailboxes in the association are a homeowner's responsibility and are to be maintained by the homeowner:

Exhibit C, Article XIII, Restrictions on use, Alienation and Occupancy, Page 8, Section 27, item E: Except as otherwise provided by the H.O.A., mailboxes, addresses, pedestals and posts shall be installed and maintained by the Lot Owner at the Owner's expense, and must be mounted and secured, plumbed, level, painted, operable, undamaged and uniform in appearance.

Homeowners do need to take responsibility for the maintenance and replacement of their mailboxes as necessary.

REU has some stock replacements on hand to ensure the correct box is used. The Postal Service has approved the boxes and the locations. Please call REU if you are in need of a new mailbox or have any questions regarding the mail boxes and pedestals.

If your mailbox is in need of repair, please call: CSJ Enterprise – Charlie Sewell 907-727-2523.

Website

Check out the Goldenview Park Home Owners Association Website @ www.gvphoa.com for the latest updates...Please use info@reulc.com for all feedback – concerns, complaints and requests.



Like us on Facebook for updates and alerts.
Goldenview Park – Home Owners Association.

Declaration and Bylaws Reminders

Please review your Declarations. This is the thick book given to you before you purchased your lot or home. You signed a receipt saying you read and understood all the declarations and bylaws before you could purchase your lot or home. It is assumed that you are familiar with these rules and regulations of GVP. You are expected to abide by them. The HOA association does have the power to fine non-compliant homeowners. We will always make an effort to notify a homeowner and give them a reasonable amount of time to comply. But...ignorance of the Declaration and Bylaws is not an excuse.

Emergency Numbers:

Police– 911
Chugach Electric-
563-7494

Fire– 911

Enstar –
334-7600

Anchorage
Water and
Waste Utility –
564-2700