



The Bridge

Fall - October 2010

The official newsletter of the Goldenview Park Homeowner's Association.

Your Volunteer Board of Directors

Eric Bretthauer
Eric Waterman
Bill Babylon
Bill Bernier
Scott Ivany
Tamara Starkel
Jeff Turner

Announcements

Annual Meeting

The meeting will be held on Wednesday, November 10, 2010 in the Goldenview School multi-purpose room.

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. Watch your mail for your annual meeting notice and proxy form. If you cannot make it, please fill out the proxy and give it to a neighbor you know is coming. Remember, you cannot give your meeting proxy to Real Estate Unlimited (REU) or any of its staff members. A fellow owner must be designated as your proxy holder.

GVPHOA Management Company

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

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

GVPHOA
Mailing Address
P.O. Box 110687
Anchorage, AK
99511-0687

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 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.
- The board is looking for a CPA, who is willing to provide auditing and tax preparation services for the HOA. If you are a CPA or know a CPA who may be interesting in assisting, we'd like to hear from you. Call Bill Babylon at 351-4762 for more details.

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 Linda Parkhouse and her team for the beautiful flowers at the Bridgeview entrance, the one's we have all enjoyed throughout the summer. We appreciate all of the time and effort that was put into this project!

Notes, Updates, Reminders &

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

Is Your Driveway Heaving?

This would be a good time to take a moment to look in the culvert under your driveway and clear out anything that will trap the water from flowing. Then, throughout the winter, check it once in a while and make sure it's clear. This will help to keep your driveway from heaving as a result of the freezing and thawing of sediment throughout the winter

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. 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 HOA snow removal company for any reason. If there is an issue regarding their service, please contact REU and they will make the necessary contacts.

Two important SAFETY advisories for all homeowners with children:

1 - Children love heavy equipment, but heavy equipment is dangerous. Please keep your children away from, and out of the path of, all snow removal equipment. You can never be sure just what the operator's visibility is at any given moment. He/she is concentrating on removing snow without damaging property. Please ensure the safety of your children by dressing them in high visibility clothing during hours of darkness.

2 - Children love to tunnel in and build forts on big piles of snow. Please keep them from doing this in areas that are serviced by the HOA snow removal company. As time permits and when needed, the snow removal contractor will be bringing big Front End loaders in to the subdivision to move snow. They will be hauling it away or moving it farther off the road. This will be especially true in the cul-de-sacs's and on the dead-end streets. We don't want a child hurt or killed because he or she was in a snow tunnel in one of the piles.

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 walk; including children to and from school.

Let's keep our subdivision safe!

Parking

There are still two parking-related issues happening in the subdivision. Each of these are HOA violations and are **not** allowed:

Declarations & By Law's– Exhibit C, Article XIII, Restrictions on use, alienation and occupancy.

- Overnight parking on the streets.
- Homeowners parking in their driveways across sidewalks blocking foot traffic. **MOA violation.**

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

Winter Trash Pick-up

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 be blown over and trash to be scattered all over the subdivision.

If you haven't already, please take a moment and mark your trash cans with your address or name. We had many trash cans last winter 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.

Please be considerate. Leaving trash bags at the end of your driveway, for a day and up to several days, waiting for the trash to pick it up makes our subdivision not look very nice.

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 dogs outside while you are at work, please make sure they do not bark all day and disturb your neighbors. Animal control number is 907-343-8119.

Pets

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.

Incidentally, some of our mail boxes are also suffering significant corrosion at the base, due to frequent dog urine. If your pet 'prefers' the mailbox, you might suggest another location, to keep HOA replacement costs down.

Community Lot/Park

The park sign has been re-installed once again. Please be aware the park is closed from 9:00 pm to 8:00 am.

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

Please do not let your pets run loose in the neighborhood or the park. The park is not an area to exercise animals and was designed for the use of people. Although you may love and trust your pet, not everyone feels the same. All pets must be leashed in GVP.

Vandalism & Theft

We have not had any vandalism to the bridge, community lot/park or street lights in a year now. This is great news because it has saved us literally, thousands of dollars in repair costs. Additionally, no playground equipment was stolen this year. It takes the entire neighborhood's vigilance to keep this subdivision looking nice and safe for all of us to enjoy. If you see vandalism or graffiti, please let REU know immediately. If you see these kinds of things occurring, don't take any action on your own unless you are certain it is safe to do so. Call the police and report what you see.

Website

Check out the Goldenview Park Home Owners Association Website @ www.gvphoa.com for the latest updates...

Please use info@reullc.com for all feedback – concerns, complaints and requests.

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