



# The Bridge

Spring/Summer 2010

The official newsletter of the Goldenview Park Homeowner's Association

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## **From the President**

Well, by the calendar, Spring is just about here, although it appears Mother Nature might have other plans. With Spring comes the neighborhood clean-up, the Chili Cook-Off, the Garage Sale, and more daylight (and hopefully warmer temperatures) so we can spend time outside with our friends and neighbors. Read on below to see when these things are happening. We hope to see you there and around the community.

Your Goldenview Park Homeowners board members continue to manage the many issues that go into keeping the neighborhood one of the best communities in the area. Snow removal, the after-snow clean-up, road maintenance, and lawn care are just a few. If you have concerns or suggestions, we would like to hear your input so that we can share these with our contractors when we do the walk through before the next season. Drop an email to the management company or stop by one of the monthly board meetings, we would love to see you there. Better yet, maybe you could spare a little time and volunteer for some of the committees to help manage these projects. We would appreciate the help!

Remember that large binder you received when you purchased your home? In it is a lot of information. Probably more than most of us really want to dig through, but we are required to share all of that with you so that you know what has been going on in the neighborhood and with the association. We have tried to move some of the more pertinent information to our website - [www.gvphoa.com](http://www.gvphoa.com). Take a look, there is a lot of good information there, including the name, number and email of our management company - Real Estate Unlimited. Please contact them first as they have many answers and if they do not, they can forward your concern to the board or appropriate committee.

One important piece of information that everyone needs to know about before the mid-year association dues get sent out in a few of months. The board earlier this year passed a resolution to update the fines structure as it pertains to the late fees associated with the late payment of dues. The previous late fee was \$25 which could be assessed twice depending on how late the account is before further action is taken to try and collect the dues owed. This late fee has been increased to \$100 and can still be assessed twice. Hopefully, this will help encourage everyone to pay their dues on time.

Again, should you have questions or concerns we would like to hear from you. I look forward to seeing you around the neighborhood!

Eric Bretthauer

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# **Chili Cook-Off**

**May 15<sup>th</sup> ~ 2 - 4 pm**

Held at the Community Lot/Park  
(corner of Cape Seville and Noble Point Drive)

Join your neighbors for a fun afternoon of good food and company. It's easy to enter: Just dig out your favorite recipe and cook up a big pot. Then get ready to taste many different types of chili and vote for your favorite. The one with the most votes wins a \$100 gift certificate. Last year's winner was The McDaniel's with their Mac Daddy Chili. As always, sweet treats are welcomed.

There will be a generator on hand, so we will plug in as many crock pots as possible. We will have a big white tent, so come rain or shine. And back by popular demand – last year's fabulous face painting for the kids!

Bring your appetite, folding chair(s) and stay for the fun. Check the website for updates at [www.gvphoa.com](http://www.gvphoa.com). Chips, sour cream, cheese, bowls, napkins and some drinks will be provided. E-mail Gina at [gina.dundas@gci.net](mailto:gina.dundas@gci.net) if interested in entering the contest.

See you there!

\*Chili entry not required to attend. We just hope to see you there!

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# **Neighborhood Garage Sale**

**June 5<sup>th</sup> ~ 9am - 3pm**

Mark your calendars for the annual GVP neighborhood garage sale. GVP is well known for this colossal sale. Just as in years past, it will be well advertised and anticipated. Take this opportunity to rid yourself of household clutter and join in the fun. Arrangements have been made for a charity organization to drive around at 4:30 pm to pick-up unwanted items. Please make sure items are no larger than what one person can pick-up; no computers, no major appliances and no furniture. They will be able to pick up small appliances such as microwaves, toasters, etc. Clothes, pots & pans, sheets, towels, blankets, nick knacks, lamps, toys, etc; just to name a few things they do pick up.

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# **Board Activity Report**

The board is addressing many projects for this year. There will be some street maintenance work; such as crack sealant, drainage, and culvert repair on Essex Park Drive. We are limited to completing only the most necessary projects due to budget constraints.

The board of directors meets monthly to conduct the business of the HOA. If you would like to attend a board meeting, please call Real Estate Unlimited to find out the date, time and place of the next meeting. Board meetings are generally held in the home of one of the board members, so space is limited. If many homeowners intend to attend, we can arrange for space at Goldenview Middle School to accommodate the group.

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# Notes, Updates, Reminders &

Here we, also, relay homeowners feedback (concerns, complaints and requests, etc):

## Toys

Summer toys can be parked from May 15 – September 15. Winter recreational vehicles can be parked on your property from October 15 – April 15. There is a period of April 15 to May 15 to allow you to make the transition.

## Cleanup

### **Mark Your Calendars:**

- [May 1 to 8: Anchorage Chamber Citywide Cleanup Week](#)
- [May 1: "Super Sweepers" Participation Day \(Sponsored by Princess Tours\)](#)
- [May 1, 2, 8: Free Dump Days at Solid Waste Services](#)
- [May 6: Clean Sweep Celebration, 5-7 p.m., Delaney Park Strip. FREE event for all participants.](#)
- Go to [www.anchoragechamber.org](http://www.anchoragechamber.org) for more information?

## Street Sweeping

Signs are up! It's time to sweep all the winter grit from your lawns and ditches into the street. Weather and schedule permitting, the street sweeper will be here around the end of April/first of May. Also, please help the spring runoff by picking up any trash in the ditches in order keep debris from clogging the beehives and drains. This time of year, when the ground is still frozen, it is critical to keep the drains clear so that snow melt and rain can drain properly. Please make sure your vehicles are off the street for the sweeper to do its job properly.

**Remember: Maintenance of the drainage ditches around your lot is your responsibility.**

## Landscape, Architectural Changes & New Installations

It's time again to start thinking about your summer activities and home/yard improvements.

Please be aware that all changes in exterior architecture and paint as well as landscaping, home additions, house color changes, decks, fences and sheds must be approved by the committee. Even if you need to re-paint your house the same color, you must get it approved. Send the plans and the proper forms to Real Estate Unlimited (REU) for approval. Forms are available at the REU office and/or the GVP HOA website. Fines are levied for unapproved changes.

### Greenbelts:

Know your property lines. Using greenbelts and buffer zones as an extension of your yard is **not** allowed. No structure may be built on greenbelts by homeowners. If you are not sure whether a greenbelt or buffer zone abuts your property, please call REU (they have a map on their wall that shows all the boundaries).

## **Community Lot/Park**

The park will be wet and muddy. Please stay on the gravel until the grassy areas have dried out enough to use. It will help keep maintenance costs down and let the grass get a head start.

Soon, we will be reinstalling the sign which indicates the park's hours. It will be closed from 9:00 pm to 8:00 am.

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

## **Bears**

The bears on the hillside are waking up! Please take in your bird seed and do not put your trash out the night before. Besides being against the law, it is dangerous for all of us who enjoy recreating in our neighborhood and it could also land you a fine from the City and our association.

**Alaska Department of Fish and Game have authority to issue citations (at \$110 each) if they find cases of homeowners whose garbage, pet food, or bird seed attracts bears. Trooper's telephone number is 907-465-2376. The HOA Declarations and Bylaws also prohibit the storage of trash at the exterior of any dwelling except on the day of garbage pick (Section 7, Waste Materials). The association has the authority cite and fine a homeowner for putting their garbage out before 5:00 am on the day trash is scheduled for pickup (Wednesday).**

We can be "smarter than the average bear!"

## **Pets**

There have been several cases of dogs running around loose in the neighborhood. Please take a look and make sure that there are no holes under your fences, your gates are locked, and when you let your dog out to do its business...go out with them. We are a dog loving group and ask for everyone's consideration. All pets must be leashed in GVP unless in their own yards.

## **Maintenance Workers**

Please be aware and courteous to the maintenance crews you see while out driving in the subdivision! They really are here to help us. There have been reports of people not being very nice to them.

## **Parking**

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

**GVP 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.

Please be considerate.

Parking in the right ways to sell your vehicle is **not** allowed.

From MOA,

**9.36.035 Driving on right-of-way other than roadway.**

**No person may operate a motor vehicle upon any public right-of-way other than a roadway as defined in Section 9.04.010.**

Here's the definition of "roadway" from 9.04.010: Roadway means that portion of a street that is improved, designed or ordinarily used for vehicular travel, exclusive of the curb, berm or shoulder. If a street includes two or more separate roadways, the term "roadway" shall refer to any such roadway separately, but not to all such roadways collectively. (CAC 9.04.480; AO No. 78-72; AO No. 80-4; AO No. 89-52)

## **Vandalism**

We are very pleased to announce that we went through the entire winter of 2009/2010 without any vandalism to our street lighting system. This is the first time in three winters that when there was a street light out or lights out on the bridge it was because there was a burned out bulb or other actual electrical problem. So it begs the question; Did the kid with the BB gun move out of the neighborhood? Did the parents finally figure out what the kid was doing with all those BB's? Did he or she (yes, girls can use BB guns too) have a spiritual awakening and realize that shooting out the street lights was not actually good clean fun? We don't know, but the Association and its checking account are both grateful.

## **Website**

Check out the Goldenview Park Home Owners Association Website @ [www.gvphoa.com](http://www.gvphoa.com) for the latest updates...

Please use [info@reullc.com](mailto:info@reullc.com) for all feedback – concerns, complaints and requests.

## **Goldenview Middle School**

As many of you are aware, the Goldenview Middle School has taken steps to make sure that the traffic pattern is followed when children are being either dropped-off or picked-up from school. This is to ensure all of our children's safety.

One of the steps is the orange cones and barrels located at the first bus exit. All buses enter the school from Goldenview Drive. Regular buses go around the back side of the school and two Special Needs buses use the front of the school. The Special Needs buses exit where the orange cones and barrels are and continue out the same way as the regular school buses do on Bridgeview Drive. **This exit is for School Buses only.** Please observe the two signs that are posted on the exit.

Attached is a map of the school's drop-off/pick-up traffic and bus patterns. Please do not try to go around, move or drive over the orange cones and barrels. Please do not park in front of the school for any reason. There are posted signs saying: no stopping, no parking and no waiting. The signs are there for a reason. If your child is on crutches or needs help, please park next to the curb in the drop-off and pick-up zone. Please do not park in the visitor/staff parking area to wait for your child(ren) to cross in front of the school. It is very hard for oncoming traffic to see around the Special Needs buses and is dangerous for both the child and driver.

This information is also located on the school's website.

Thank you for your help....

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## **Declaration and Bylaws Reminders**

**What are the Declarations and Bylaws?** They are contained in the thick book you received prior to purchasing your lot or home. This is where you find all the information about our subdivision and its rules. 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. When you go to sell your home you must provide the purchaser with an updated copy of this declaration. These copies are available from our management company, Real Estate Unlimited.

**Emergency Numbers:**

Police – 911

Chugach Electric – 563-7494

Fire – 911

Enstar – 334-7600

Anchorage Water and Waste Utility – 564-2700

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