



The Bridge

Spring/Summer 2011

The official newsletter of the Goldenview Park Homeowner's Association

Your Volunteer Board of Directors

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From the President

The spring thaw is almost finished and we all are starting to think about getting outside again as the temperatures rise. Your Goldenview Park Homeowner's Association Board has been busy over the winter - keeping up with snow removal issues, budgeting for this year, as well as looking at long-term needs for the neighborhood, i.e. roads and sidewalks, lighting, and upkeep of the bridge. We are starting to work on the issues that go along with the thaw. Please let us or Real Estate Unlimited know of issues that you see so that we can evaluate them and get them worked on. If you would be able to help out with some of the neighborhood committees, it would be greatly appreciated and most of them only involve a couple of hours here and there.

With the warmer temperatures, it's time to check the fishing gear, camping gear and supplies, or whatever you like to get out and do during the warm season. That also means the neighborhood clean-up is coming, the chili cook-off, the neighborhood garage sale, yard work and getting together with neighbors for cook outs and hanging out. The rest of the newsletter gives dates and times for those events. We look forward to seeing you out and about. Hopefully, one of you has a great chili recipe to share at the chili cook-off and dethrone last year's winner. Also included is the annual spring re-familiarization of some of the warm season neighborhood policies. Please take a moment to look them over.

If you did not get a chance to make it to the annual meeting, a couple of the big items the Board works on is the annual budget as well as planning contributions to the reserve fund for major issues and long-term projects. Your dues assessment goes to these items as well as snow removal, spring clean-up, maintenance of the park area, and numerous other projects and expenses. We scrutinize each item so that we can keep your assessment as low as possible. Please be reminded that your assessment payment is due to Real Estate Unlimited by July 31st and January 31st. While the majority of the homeowners get their payments in on time, we continue to have many who do not. Last year, the Board passed a resolution that any payments after these dates would incur a late fee of \$100. If the fees are not paid after another month, another \$100 late fee will be assessed and the account turned over for collection. This was not meant to be a source of income but, hopefully, a motivation for paying the assessment on time. Real Estate Unlimited sends out invoices as reminders to help as well. Thank you for your consideration with this.

That's enough from me for now, besides, I think I need to go get a new set of waders,
Eric Bretthauer – GVP HOA Board President

Board Activity Report

The board is addressing many projects for this year. There will be some street maintenance work; such as crack sealant, sidewalk repair, drainage, and hopefully, 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.

Chili Cook-Off

May 14th ~ 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 Eric Waterman. Great job Eric!

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. Chips, sour cream, cheese, bowls, napkins and some drinks will be provided. E-mail Gina at ginadundas@gci.net if interested in entering the contest.

See you there!

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

Neighborhood Garage Sale

June 4th ~ 9am - 3pm

Don't forget to 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.

They **do not** accept: computers, major appliances and 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.

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 October 15 – April 15.
There is a period of April 15 to May 15 to help you make the transition.

Cleanup

Mark Your Calendars:

- April 30 to May 7: Anchorage Chamber Citywide Cleanup Week
- TBA: “Super Sweepers” Participation Day)
- April 30, May 1 & 7: Free Dump Days at Solid Waste Services
- TBA: Clean Sweep Celebration
- Go to www.anchoragechamber.org for more information?

Street Sweeping

It's time to sweep all the winter grit from your lawns and ditches into the street. Signs will be going up soon, so be on the look-out for them around the end of April/first of May; weather and schedule permitting!

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. **Remember: As stated in the By-Laws & Declarations, “Maintenance of the drainage ditches around your lot is your responsibility.”**

Please make sure your vehicles are off the street for the sweeper to do its job properly!

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, in the past, of people not being very nice to them.

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).

Mailboxes

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, plumed, level, painted, operable, undamaged and uniform in appearance.

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

REU has stock replacements on hand to ensure the correct box is used. The Postal Services has approved the boxes and the locations. Please call REU if you are in need of a new mailbox.

If your mailbox is in need of painting, the paint code for the base is: Rust-Oleum, Painter's Touch Gloss, Gray Primer, 1980830 – spray can and Rust-Oleum, Painter's Touch Gloss, Hunter Green, 1938830 – spray can. It's important to make sure your base is clean and dry before you paint it.

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

Mailbox – Address Labels

Board members are always looking for ways to improve the neighborhood and bring new ideas to the team. At the March monthly meeting, a board member shared his new mailbox labels that he had made for his mailbox. The board members were impressed at how the silver stripe around the label and the silver numbers are reflective and easy to read. You should soon see some mailboxes with these new labels. If you are interested, here is the information on where to get them.

Label Details:

3M Reflective Address Labels come in either white/black or white/forest green.

Cost: \$15 for a set of two

If you want them mailed to your house it's an additional \$2.00.

The Printer Inc.

ATTN: Golden View Address Labels

907-258-5700

e-mail: theprinter@theprinter.org

Web: www.theprinterak.com



This one is the forest green, but you can also order them in black.

Sidewalks

Be on the lookout...many of the sidewalks in the subdivision are still very slippery, so please be extra careful when walking on them. We even have a few areas that don't look like they are slippery, but they are! Several children walking home from school have fallen and gotten hurt lately.

If you happen to see people walking in the street, it's because the sidewalk is too slippery for them to walk on. Please slow down when you go around them!

Community Lot/Park

- Hours – The Park is closed from 9:00 pm to 8:00 am. With getting more daylight, schools getting out soon, and summer around the corner, please remind your children of these park hours. Let's be respectful to the surrounding homeowners.
- Grass – The Park will be wet and muddy for a while as spring kicks into gear. Please stay on the gravel until the grassy areas have dried out enough to use without damaging the grass. It will help keep maintenance costs down and let the grass get a head start.
- 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.
- Dog Poop – Last year, we had a major problem with this. Even the kids who play at the park were complaining! So, please make sure to pick up after your dogs!
- Please be respectful of these rules when you're at the park so we can all enjoy it.

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

- Barking Dogs - Whether you go to work and leave your dog in the back yard, let your dog out on the front porch or go for a walk, the noise from a barking dog is not pleasant! Please keep your dogs from barking. It's not fair to disturb your surrounding neighbors. If you happen to have a neighbor who has a barking dog and are not comfortable knocking on their door to let them know, the telephone number to Animal Control is 907-343-8122.
- Dog Poop – The board has heard many complaints about how bad the dog poop was last year on the walking paths in the neighborhood. Please make sure to clean up after your pets while walking them and let's make this neighborhood a great place to walk!
- All pets must be leashed in GVP unless in their own yards. We don't want to spook other people, children, dogs or the wildlife.

Traffic

If you happen to notice any of the following:

- increased morning traffic as you exit from the Bridge
- increased morning traffic on Bridgeview
- people going around you
- people riding on your back bumper wishing you would go faster
- etc.

...you're not alone.

The Board has found that people from surrounding subdivisions have been using our subdivision as a pass through because they do not want to deal with the back-up on Goldenview and Rabbit Creek. We have been working with the city and police department on this matter.

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.

Parking

We are still experiencing 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!

FYI - 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)

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

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

