

Turnagain View Estates Homeowners Association

P.O. Box 111384 Anchorage, Alaska 99511-1384

September 2006

NEWSLETTER



Homeowner's Annual Meeting

May 25, 2006 Minutes:

Meeting was called to order at 7:03 PM. There were 27 homes represented out of 170 homes in the association. We need 10% or 18 homes for a quorum. We had a quorum.

We reviewed the 2005 Income Statement and Balance Sheet, a copy of each is attached.

The proposed 2006 Budget was reviewed. Tim Hoover moved that the budget be accepted as presented, Karen Kennedy seconded. During discussion Allan Barnes moved that the projected income from dues be revised from \$14,400 to \$16,000, Susan Canafax seconded. After discussion the budget, as amended was approved.

Highlights include \$4,000.00 to establish a TVEHA website and \$6,000.00 for completion of the entrance landscaping at DeArmoun and Mainsail.

Nominations were opened for board members. The following homeowners were nominated:

Tim Hoover
Susan Canafax
Alex Slivka
Janet Hartmann

No other nominations were put forward. Nominations were closed. The slate of board members was approved unanimously.

Old Business:

- Payment of the outstanding Swan fine of \$3,800 continues to be explored.
- Ownership of Lot 25 on Starboard Lane was identified; they will be added to the mailing list and sent a copy of the CC&R's and By-Laws.
- Water runoff from the South High School site was reviewed. Staffing at the ASD building department is being reduced due to the failure of recent bond issues. Roger Mechon and Allan Barnes are going to draft outstanding issues that the board will present to ASD for resolution.

New Business

- ❖ Copies of the By-Laws will be mailed to McFarlane, Boyd, Wolgemuth, and Applegate.
- ❖ Allan Barnes noted that a number of birch trees within the vegetative buffer on the High School were dying. The Beautification Committee will review the situation and report to the board, which will draft a letter to the Anchorage School District.
- ❖ The continued sinking of the street on Eastwind Drive near the foot path to South Anchorage High School, due to the installation of the new storm sewer drain, will be reported to the Engineering department of the City of Anchorage by Susan Conafax.

Architectural Control Committee

Please remember that all plans for painting, fences, decks, sheds, or exterior remodeling must be approved by the Architectural Control Committee prior to construction. The current members of the ACC are Dave Frenier, Rodger Mechon, and Skip Edmiston. While the CC&R's allow for 30 days, the committee is usually able to review a project within a week or so of submission. Please call Dave Frenier at 345-6628 with any questions.

Storage of Vehicles

The Covenant's specifically state that "vehicles may not be stored in the driveway." Vehicles include cars, RV's, boats, trailers, snowmachines, etc. These vehicles must be stored out of sight of the street, behind a fence or at another location. Historically vehicles have been allowed parking in the driveways one day prior to use and one day after use. Please respect your neighbors and do your best to comply with these guidelines. Trailers seem to be the biggest issue this summer.

Landscaping, Phase 7

Please remember that the Covenants indicate that your yard must be landscaped by the end of the first growing season. While most of the new homes are in compliance, we have sent reminder letters to those who have yet to begin.

Homeowner's Association Member's Web Site

We are in the process of finalizing plans for a new TVEHA website. The address will be www.tveha.org.

The website, when completed, will provide the homeowners with easy access to Association information including our Covenants and Bylaws, the Newsletter, Meetings, Directory, etc. We should have much of this information online shortly.

For more information contact
Alex Slivka at 348-0243 or slivka@gci.net