

# Seclusion Bay

## Quarterly Newsletter

### Seclusion Bay Homeowners Association—SBHOA

#### HAPPY NEW YEAR !

This is the first newsletter published by the Seclusion Bay Homeowners Association and we would like to take this opportunity to wish all of our friends and neighbors a very Happy New Year and a prosperous 2006.

For those who may have recently moved to our little corner of Anchorage, the SBHOA was turned over to the homeowners just last spring (March 2005) and the last few homes in Phase 2 finally closed during summer 2005 giving us, for the first time, a total of 115 occupied homes in the subdivision.

The HOA Board, along with many of your neighbors have been working hard to maintain the quality of the community on behalf of each and every homeowner in Seclusion Bay.

In October 2005, at the SBHOA Annual Meeting, the 3 board members first elected back in March, were voted in for another year on the HOA Board.

Real Estate Unlimited continues to support the board in managing the affairs of the association and, if questions arise concerning community affairs, feel free to contact any one of your board members or Real Estate Unlimited.

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*Happy New Year*

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#### Board Members:

- Bruce Schulte—President
- Jonathan King—Vice President
- Kathy Faraci—Sec. Treasurer

#### LANDSCAPING

This is our first opportunity to publicly thank several parties for their help in landscaping our common areas last summer:

Carr-Gottstein Properties donated \$1,000 to the Seclusion Bay Landscape fund last year which the board used to buy much-needed landscaping mate-

rial and supplies. We would like to thank Cycelia Gumenik of Carr-Gottstein for making that happen and the rest of the Carr-Gottstein team for their help in getting us established.

We also wish to thank Connie Yoshimura (Fortune Properties) and Ric Davidge for the

many additional trees and shrubs that they planted along the sides of Entry Way in particular and elsewhere in the neighborhood.

Our goal for the next year is to maintain and protect all the new trees, shrubs, and other landscaping so they can become established.

## ASSOCIATION DUES

Yes, it's true—Seclusion Bay Association Dues have gone up—effective January 2006. The dues are now \$125 / quarter (up from \$95/quarter). The primary reason for the increase was the need to bring the associations income in line with the actual cost of maintaining our common areas.

The accompanying graphic shows the approximate distribution of expenses to illustrate where our HOA dues go.

Please note that the increase is effective with the accompanying dues invoice.

INSERT GRAPHIC FROM BUDGET FORMS

## ON-STREET PARKING

Please keep in mind that Seclusion Bay CC&R's require that private vehicles be parked on the street for no more than 24 consecutive hours and for no more than 48 hours in a week. (Exhibit F, para. 7)

It is important that we enforce this regulation for several reasons:

- 1) Snow plows cannot do their job effectively when they are maneuvering around parked cars
- 2) Children playing in front yards are put at risk when they are obscured by parked car along the street.

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## LIVING IN A PLANNED COMMUNITY—(SECLUSION BAY CC&R'S)

Seclusion Bay is a planned community within the Southport district of Anchorage. As members of this planned community, all homeowners and residents are contractually bound to abide by the communities guidelines.

The Seclusion Bay Codes, Covenants, and Restrictions (CC&R's) may be found in the "Public Offering Statement" issued to homebuyers prior to

closing. Copies of these exhibits may also be obtained from any of your HOA board members or from Real Estate Unlimited.

It is important to understand the content of the CC&R's as they constitute a contract between the owners of all 115 properties in Seclusion Bay. The goal of the CC&R's is to maintain a safe, attractive community that we can all be proud to call "Home" and to maintain the highest property values

for all homeowners.

Homeowners are encouraged to read and understand the "Public Offering Statement" in it's entirety, in particular Exhibits E, F, and G—those being the sections that deal most directly with the day-to-day maintenance of our properties and the surrounding community.

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## TRASH PICKUP

Trash pickup in Seclusion Bay currently happens on Thursday mornings. Please be aware that the Seclusion Bay CC&R's require that trash and trash cans be kept out of sight (screened) except on the day of pickup. (Exhibit F, Paragraph 12)

A few homeowners have taken to putting their trash out the day before pickup or leaving their cans out in the street or in front of the house for several days after pickup. Both of these are contrary to the published guidelines for Seclusion Bay and can result in fines.

So, what to do on those occasions when it's just not possible to get your trash out on Thursday morning?

- 1) Ask a friend or neighbor to put it out for you on pickup day.
- 2) Bring trash to the Municipal transfer station at 1111 E 56th Ave - there is a nominal fee for this.
- 3) Store the trash out of sight (in a garage, for example) until trash pickup the following week.

Please do not put trash or cans out on the street except on Thursday mornings, retrieve the cans promptly that evening, and store them out of sight to avoid fines.

## DRIVEWAY PARKING

For those who may not be familiar, the Seclusion Bay CC&R's (Exhibit F, paragraph 10) state "With the exception of one (1) operable passenger vehicle which may be kept in the owners driveway overnight, all vehicles . . . will be kept in a garage or other closed structure".

Q: Does this mean I can't park my 3 cars in the driveway every day, year 'round?

A: Yes, that's exactly what it means. One car, only, can be parked in the driveway.

This is probably the most widely ignored CC&R in Seclusion Bay and has become an increasing source of complaints from other homeowners. Therefore, the HOA board has authorized Real Estate Unlimited to begin enforcing this requirement in March of 2006. The temporary delay in enforcement is to give homeowners an opportunity to make room in their 2-car garage for . . . Cars.

This may well cause some concern however, one has only to drive around Anchorage briefly and look at the neighborhoods that have become veritable parking lots in order to see why this guideline exists. The Seclusion Bay CC&R's are very clear on this point and the HOA Board is obligated, on behalf of all homeowners to see it enforced.