

Seclusion Bay Quarterly Newsletter



Seclusion Bay Homeowners Association—SBHOA

www.SeclusionBay.org

SB WEBSITE - WE'RE ONLINE !

The Seclusion Bay HOA is pleased to announce that we now have our own, official website -

www.SeclusionBay.org

The site is fairly new and we're still working on the content but hope to fill it in soon. If you have suggestions for items to include on the website, please contact one of your HOA board members.

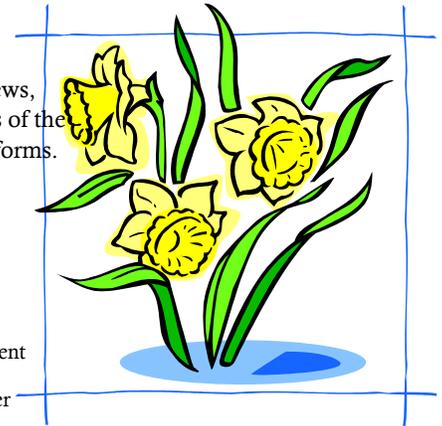
Please visit this site for news, useful links, online copies of the SB CC&R's and various forms.

Board Members:

Bruce Schulte—President

Jonathan King—Vice President

Kathy Faraci—Sec. Treasurer



It's Spring !

INSIDE THIS ISSUE:

SB WEBSITE	1
LAWN CARE <i>PREPARE FOR SUMMER</i>	1
TREES	2
IMPROVEMENTS	2
BAYSHORE DRIVE <i>CONSTRUCTION SCHEDULED</i>	2
NOISE CONTROL <i>SHH-PLEASE KEEP IT DOWN</i>	2
CALENDAR OF EVENTS	2

LANDSCAPING—SPRING LAWN CARE

With Spring fast approaching, we'll all soon be busy tending our gardens and lawns. A well-tended lawn boosts property values for both you and your neighbors, while a poorly-kept lawn detracts markedly from the appearance of a home. Here are some helpful lawn care tips to help make your lawn healthy and lush through the summer:

1) Dethatching—Lawn thatch forms over time as roots and dead grass form a mat which then keeps water and fertilizer from penetrating to the roots. Thatch is generally not a problem for the first year or two but after 3 or more years can become a real problem. Thatch can be removed using a stiff rake or a rented power de-

thatcher. This should ideally be done early in the spring before a lawn resumes growing.

- 2) Lime—The soil in our area tends to be relatively acidic and requires regular lime treatments to bring the soils PH into a range that can support a healthy lawn. Highly acidic soil tends to produce yellow, unhealthy-looking lawns. Check with a lawn supply store for the proper amount of lime to apply to your property. Many stores will test a small sample of your soil to determine exactly how much lime should be used.
- 3) Fertilizer—Healthy lawns require regular fertilizing several times each summer. New lawns require

different types of fertilizer than older, established lawns. Please check with a lawn care store to determine the correct fertilizer for your lawn. Finally, please read application instructions very carefully—it's possible to kill a lawn with too much fertilizer.

- 4) Water—A good guideline for water is 1-inch per week, whether that comes from rainfall or a sprinkler.

Lawn care Tips:

- De-thatch and Lime early.
- Fertilize 2-3 weeks after lime
- Water generously after both lime and fertilizer to get the material to the roots and avoid burning the lawn.



TREES (AKA “MOOSE-CANDY”)

Well, it would appear that our favorite bump-nosed ungulates (the beloved moose) have had a field-day with Southport trees this winter. It seems that they managed to prune, trim, crop, or mangle almost every tree that did not have wire mesh around it.

Fortunately, the damage to the SBHOA’s trees is generally limited to previously damaged trees that we did not have the funds to protect last year. About a dozen of the most badly damaged trees will be replaced (and immediately protected) this summer.

The Board would like to remind residents that individual homeowners are responsible for maintaining their properties to the minimum standards set forth in Exhibit G of the CC&R’s. Any dead or obviously damaged trees must be replaced within 30 days of notification. If your trees are still in good shape, we highly recommend putting moose-guards around them to keep them that way. If your trees did get moose-mauled, well, think of it as an opportunity to go shopping at your favorite nursery for some really cool shrubs or trees. Minimum requirements are —(1) 8’ Deciduous Tree, (2) 6’ Evergreens, and (4) 24” shrubs

IMPROVEMENTS

Please keep in mind that any improvements to the exterior of your home (fences, sheds, decks, satellite dishes) *must* be in accordance with the Seclusion Bay CC&R’s and must be approved in advance. This is a great time to plan those summer projects and get them reviewed and approved to avoid delays. Please expect 2 weeks for approval and plan projects with that schedule in mind. As always, if there are any questions about what can and cannot be done to your property, please feel free to contact any of the HOA board members for assistance—we are here to help you.

CONSTRUCTION ALONG BAYSHORE—SUMMER 2006

In April, the City of Anchorage voted in a bond issue to fund several road projects including work on Bayshore Drive next to Seclusion Bay.

The start date is estimated at mid-late June with completion in fall 2006.

The work along Bayshore will involve periodic road-closures and is likely to direct more traffic through our neighbor-

hood during the summer. For that reason, we would ask folks along Seclusion Bay Drive to not park along the street anymore than they absolutely have to—even for short periods of time. The combination of blind spots from parked cars and kids playing in the street along with increased traffic from surrounding neighborhoods is a lethal mix.

Parents, please talk to your kids and ex-

plain to them about not playing in the streets or around parked cars.

To learn more about the planned construction along Bayshore, visit the muni website at:

www.BayshoreProject.com

SHHHHHHHH . . . !

It’ll be summer soon and, before long, everyone will be cutting lawns and doing projects . . . well into the evening.

Please keep in mind that a lot of people sleep with their windows open in the summer and the noise of a lawn mower late in the evening is not exactly soothing. There are a lot of homes in our neighborhood with young kids who (they wish) would be asleep by 8:00 at night.

While the Seclusion Bay CC&R’s do stipulate a noise curfew between 10:00pm and 7:00 am, please be considerate of your neighbors and try to get the noisy projects out of the way earlier so that your neighbors can sleep.

CALENDAR OF EVENTS

May 13—Neighborhood cleanup 9:00am—3:00pm

Please join us for a spring cleanup throughout the neighborhood. We will be picking up trash throughout Seclusion Bay and along Southport Drive. (Meet at the corner of SB Drive and Solitude)

May 20 & 21—Tree trimming and removal 9:00am—3:00pm

Our intrepid HOA “Prez” is going to weed out some of the dead and dying trees on HOA property along Entry Way and Southport Drive (just on the tracts that the HOA owns). If anyone is interested in helping with that, please call Bruce at 258-3318 for details (he can use all the help he can get).

May 27 & 28—Landscape repair.

We’re going to do some major repair work on trees, shrubs and lawns - primarily in the vicinity of Seclusion Bay Drive / Solitude / Entry Way.

June / July—Neighborhood Garage Sale (dates to be posted)

We’re considering a neighborhood garage sale. The Seclusion Bay HOA would run an ad in the Anchorage Daily News announcing a Neighborhood Garage Sale and anyone who wants to can setup their own garage on the same day. If anyone is interested in such a sale, please contact Bruce at 258-3318.

