

**SETTLERS BAY HOME OWNERS
ASSOCIATION**

P.O. Box 877658
Wasilla, AK 99687

Website:
www.settlersbayhomeowners.com
Voicemail: (907) 352-3534

2016 Newsletter



Settlers Bay Owners Association **Welcome to the Neighborhood**

There have been numerous new residents who have moved into our community and the SBOA would like to extend a warm welcome to all.

Proposed 2017 Budget

The proposed 2017 budget is based on a review of past expenses and projected assessment income. Questions and comments will be addressed at the Annual Members Meeting regarding the budget.

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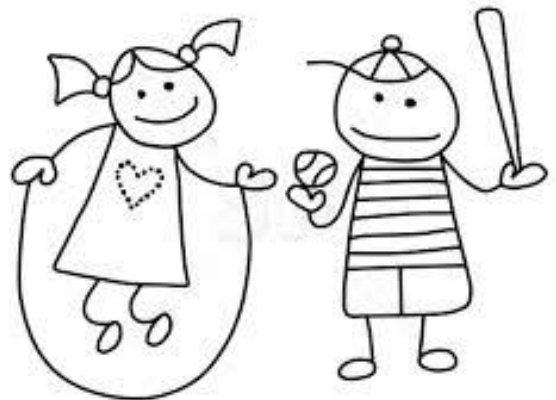
INCOME

HOA dues	
Improved lots	\$ 82,500.00
Unimproved lots	1,125.00
Resales	10,000.00
Other	<u>4,000.00</u>
Total all income	\$ 97,625.00



EXPENSE (based on 2016 expenditures)

ACC/Record keeping and Resales	\$ 21,000.00
Annual Meeting	500.00
Bank Fees	500.00
Resale Certificates	3,000.00
Clean Up/Picnic	1,000.00
Electric (usage and maintenance)	10,000.00
Insurance	9,000.00
Legal	10,000.00
Office/PayPal/Voice mail/Website	5,000.00
Park & Easement maintenance	10,000.00
Bookkeeping/Accounting including tax prep	3,000.00
Tax (Federal & State)	<u>2,000.00</u>
Total all expense	\$ 75,000.00



Total all income \$ 97,625.00

Total all expense 75,000.00

Estimated Profit/Loss + \$ 22,625.00

(Excess funds apportioned per Bylaws and CCRs to Reserve & Capitol Improvement)

Capital Improvement Projects (Future, 1-3 year)

Repair Pavilion

Repair Basketball area

Repair baseball backstop

Purchase and install bike racks at park

Install 3 more lights in Unit 2

Install lights in Unit 1 (depends upon Knik GooseBay frontage road construction plan)

Settlers Bay Owners Association, Inc. and Architectural Control Committee
P.O. Box 877658. Wasilla AK 99687-7658
Voice mail: (907) 352-3534 Website: settlersbayhomeowners.com

October 2016

Dear Property Owners and Residents;

The Board of Directors and the ACC would like to take this time to update you on procedures for complying with Settlers Bay Covenants, Conditions and Restrictions (CCRs).

Our community grew rapidly and it appears that new construction has slowed down. We are asking all residents to acquaint/reacquaint themselves with the Settlers Bay Covenants and Bylaws. If you don't have a copy of the covenants you can get one at the Home Owners Association (HOA) website: www.settlersbayhomeowners.com, or you can request a copy by phone (352-3534). New homeowners should receive a copy at closing.

It's really important for members to understand that payment of Association dues is an obligation, not an option. Please note that the mortgage lender does not pay the annual assessments. That is the owner's responsibility. Assessments, their purpose, and the effect of non-payment, are discussed in CCR Article VI, Sections 1-13.

We would also like to remind all residents and landowners that ACC approval is required before any site preparation for exterior alterations, new construction, fence installation, or outbuilding construction (i.e., sheds, greenhouses) as well as placement of same. Also, exterior painting projects must have ACC approval on the color choices before painting can be done.

Noncompliance notices have been sent, and owners who have brought their property into compliance need to notify ACC to ensure fines are not imposed.

These are some of the most common Covenant violations:

*** Burning, burying of debris:** *Burning is allowed, with a Mat-Su Borough burn permit, from October 1 through April 1. Burying of any land clearing debris or trash is prohibited.*

*** Clear-cutting, deadfall, or downed trees:** *Lot clear-cutting is prohibited. Trees which have been cut down or have fallen down must be cut up and stored properly or removed from the property. Trees may be cut for garden, lawn, or landscaping areas, or if the trees present a hazard.*

*** Disabled and/or non-registered vehicles:** *Storage of non-registered and/or inoperative vehicles is prohibited.*

*** Driveways and culverts:** *All homes in Unit 2 approved for construction after December 31, 2003, must have paved driveways (i.e., hard surface) from the garage to the street. Driveway permits must be obtained from Mat-Su Borough Code Compliance Permit Center and installed as directed in the permit.*

*** Heavy Equipment:** *No heavy equipment can be stored on property except during construction on the lot.*

*** Lawns, Landscaping:** *Lawns are required on all improved lots and must be completed within 12 months of occupancy. If more time is needed, please contact the ACC for an extension. We understand that landscaping is an on-going process.*

*** New Construction:** *New construction must be approved before any construction or land clearing can be done. New construction sites need to have a trash*

container on site to hold construction waste material. ACC approval is required if colors different from those on the application are preferred.

* **Roadway and right-of-way obstructions:** Roadways and right-of-ways must be kept clear at all times.

* **Snow and Road Conditions:** Per Borough Code, no snow may be plowed, shoveled, or pushed into the right-of-way or onto the roadway from driveways or lots.

* **RV & trailer parking:** RV & trailer parking must be on a designated prepared area (gravel) alongside or behind the residence.

* **Sheds and out-buildings:** Shed or out-building designs, size, and location must be approved by the ACC prior to placement or

* **Trash & storage of materials:** Covered trash containers are required on all construction sites for construction debris. Storage of construction materials is prohibited except during the construction phase of building. Storage of trash or waste material is strictly prohibited. Garbage cans must be stowed after pick-up, not left on the road.

These are the most common complaints:

* **Noise after 10 PM:** We have a noise ordinance, which prohibits disruptive noise from 10PM to 7AM.

* **Park:** The Park is our Common Interest property, for all Settlers Bay residents to use and enjoy. By Alaska State Law (AS 34.08.460) every lot owner is responsible for the maintenance, repair, and replacement of the common elements. This is what the annual assessment (dues) pay for, and there is no "opt out".

* **Pets:** Be a responsible pet owner. When your dog or cat is outside, make sure it is safe and kept on your property, in a contained area (if unsupervised) or on a leash if you are out walking with them. You must pick up your animal's waste. Make sure your pet is fed and has access to plenty of water on your property. Respond to your dog's barks; ignoring them could result in a visit from Mat-Su Animal Control. Please keep your cats out of your neighbor's yard and gardens.

* **Speed Humps** Settlers Bay roads are maintained by Mat-Su Borough, and they will not add any more speed humps.

* **Street Maintenance, snow removal and sanding:** Mat-Su Borough contracts street maintenance. Complaint hotline: 861-7755

* **Vandalism and Theft:** Get to know your neighbors. Be aware of what is happening on your street, Neighborhood Watch can always use some help. We encourage you to get involved in the community. Be a responsible property owner, get to know your neighbors, and welcome newcomers into the community. Together we can continue to make our community a safe and desirable place to live.

Quick References:

SBOA Website: <http://settlersbayhomeowners.com>

Alaska State Troopers: 745-2131

Animal Control: 746-5500 (Complaint form also on SBOA website)

Street Maintenance: 746-9862

Street Light Outage: 352-3534

8 Mile Water Utility: 376-5271

ENSTAR Natural Gas: 376-7979

Mat-Su Telephone Assoc. (MTA) 745-3211

Letter from the President

SETTLERS BAY OWNERS ASSOCIATION, INC.
www.settlersbayhomeowners.com

FIRST, THE GOOD NEWS

The bridge has been replaced, and it is in accordance with the Alaska Fish & Game agreement as well as bringing us into compliance with Americans with Disabilities Act. Further upgrades to the park will be done in April/May of 2017, depending on the weather. Street lights have been installed on Vandenberg/Settlers Bay Drive; Vandenberg/Brimstone, and Sandvik/Brimstone. New lights are amber color LED, and all future installation/replacements will be the same.

SECOND, THE NOT-SO-GOOD NEWS

There has been a lot of stealing from residents' cars and trucks. If you can't get your vehicles into your garage, lock the doors and don't leave anything, whether valuable or not, inside. Leave your outdoor lights on. Pay attention when your dog sets up a fuss. Better yet, get all the "stuff" out of the garage and put the vehicles in. It's your stuff. Take care of it.

THE NEWS NOBODY WANTS TO HEAR

HOA Dues. Gotta pay 'em every year. No, the dues are not paid by your mortgage company. Don't come up with the excuse that you aren't going to pay until the HOA does its job. Well, folks, YOU are the HOA. HOME OWNER ASSOCIATION means YOU. HOME OWNER. Start Associating, will ya! Come to the Member meeting November 16 and learn what this is all about.

WORST NEWS

HOA dues. Gotta pay 'em every year. Can't hold off until you sell your property. Gotta pay 'em every year. So since it is the HOA Board's obligation to collect the dues, we're going to be very aggressive in doing so. No more warnings. Pay up! You can pay online on SBOA website: www.settlersbayhomeowners.com. Or contact the Board to arrange for a payment plan, if necessary. Unpaid dues will be turned over to COLLECTION AGENCY, and that'll really mess up your credit rating. That isn't our goal. Our goal is to ensure we have funds to pay the bills and have a reserve sufficient to cover emergency repairs and replacement of park, street lights, and services mandated by State law. Don't like the news? Come to the Member meeting on November 16, 2016. 7:00 PM, (sign-in begins at 6:30) at Settlers Bay Lodge Pioneer Room (upstairs). Hope to see you then.

~Anne Winckler, President

Get Involved, Stay Informed, Do Your Part! Community Volunteers Needed

When most of us decided to buy our home in Settlers Bay and live within a community association, the last thing that probably came to mind were the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically anything is possible. From increasing our community's aesthetic appeal and eliminating neighborhood crime, to creating a more influential voice in regional issues, the opportunities to benefit from being a part of a community association lie waiting to be seized.

The possibilities are limited only by our ability to work together. Unfortunately, without a clear understanding of how and why our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our governing documents and the reasons that the SBOA Board of Directors do what they do, then we take a giant step towards realizing the potential of our community. SBOA is no different than any other organization. In order to succeed and reach its potential, it needs the support and involvement of its members. Just think of the goals that can be achieved when we all work together for the betterment of our community.

Instead of perceiving our association as an obstacle to overcome, try thinking of it a tool to help us create a more comfortable life-style. But, like any tool, we need to learn how to use it effectively before it can do any good. Currently the ACC has no volunteers and their business has to be conducted by the Board of Directors. Due to the lack of participation, several of the Board members have served longer terms than necessary. We are asking you to volunteer to help make Settlers Bay a better place to live. Send us your name and email address via the website if you are interested in volunteering for the ACC, Board of Directors, or the park committee. SBOA cannot make things happen without your help.

~Erin Marchwick, Board Member

Quick Reminders:

- ***Trash cans are to be removed from the curb within 24 hours of trash pick-up.***
- ***For any road issues (i.e. snow & ice), please call the MatSu Borough – the subdivision cannot touch the roads as they are the property of the Borough.***

SBOA operates on a limited budget which comes entirely from our dues. Dues cover operating expenses for SBOA which include: Insurances, vandalism expenses, grounds maintenance, the website, electricity for the street lights, accounting, legal and record keeping expenses. Our annual budget is based on the assumption that every property owner will pay their dues. Consequently, the time has come for us to address the delinquent dues to avoid future deficit. All past due accounts are subject to collection by any remedies to which the Association may be legally entitled. In addition to the delinquent dues and penalties, there will be added expense for collection

Please contact Nanette Rucker at 376-3555 if you are unsure of your balance of your account.

Winter Safety Tips

- As per Borough law, *it is illegal to plow private snow onto or across the road surface*. Meaning, when you shovel and/or plow snow from your driveway, keep it on your own property. Do not shove it over the street across or onto your neighbor's lot.
- Bring trash cans back from the curb as soon as possible to allow the snow plows to get the streets cleaned properly for traffic and school buses.
- As the daylight keeps getting shorter, keep outdoor lights on to deter vandalism & thieves.
- If it's too cold for you, it's too cold for your pets. Please be considerate of your pets and your neighbors as they will have to listen to your pets whining to get in out of the cold.
- As always, don't forget to plug in at 20 degrees!

Have a fun & safe winter!

