

Trapper Creek Glen Homeowners Association, Inc.

50th Annual Fee

c/o Nancy Schommer
221 East 7th Ave, Unit 214
Anchorage, AK 99501
907-230-2742
nschommer@tcghoa.org

2011 Annual Meeting Notice

February 4, 2011

Dear Member,

The Annual Meeting of the Trapper Creek Glen Homeowners Association will be held Saturday March 12, 2011, at 10:00 AM at the MatSu Family Restaurant, 401 E. Parks Highway, Wasilla, Alaska. The meeting will be held in the private meeting room of the restaurant.

Please plan to arrive early to eat breakfast before the meeting starts. And, the more breakfasts that are ordered, the lower our potential rental costs will be for the room.

Following is the planned agenda:

- Roll Call
- Proof of Notice of Meeting
- Reading of Minutes
- Report of Officers
 - Secretary's Report
 - Treasurer's Report
- Registered Agent's Report
- Report of Committees
 - Trail Work Report
- Unfinished Business
 - update on encroachment permit
- New Business
 - guidance on trail and land use
 - open to the membership
- Election of Board of Directors

The following Board of Director positions are to be elected at the Annual Meeting. The duties of these positions are described in the Association Bylaws that are posted on the Association website (tcghoa.org).

President
Vice President
Treasurer
Secretary
Representative

We encourage members to consider serving on the Board of Directors. In fact, I would very much like to find a replacement for the Secretary's position. Most Board of Directors business can be conducted by phone or email with only a few meetings being held each year. Nominations for these positions can be forwarded by email to nschommer@tcghoa.org. Nominations will also be accepted at the Annual Meeting.

(continued on reverse)

Trail and Land Use Guidelines

The Trapper Creek Glen subdivision offers a wide range of enjoyment for different lot owners, everything from providing a tranquil, quiet place to relax and enjoy nature to a place to let loose, play and let off some energy. With increased land ownership, increased lot development, and increased use of the subdivision, these opposite land uses can sometimes cause conflicts. The Homeowners Association Board of Directors has developed and offer guidance on trail and land use etiquette within the subdivision. Using good judgment, striving to be good neighbors, and use of these guidelines can help make the subdivision an enjoyable place for all.

And remember, your annual dues don't nearly cover the costs of all of the improvements and hours, and hours of volunteer labor. So respect the improvements that are being made for your comfort and enjoyment. And even if you don't appreciate them, respect them for others that do. Especially troublesome this year is destruction of groomed winter trails.

Noise Pollution

Subdivision owners have bought a remote parcel of land that many believe to be out in the middle of nowhere with no one else around. But unbeknownst to them is a cabin just through the woods its view blocked by trees. Both full time residents and weekend users of their property find repetitive, loud noise can be a nuisance both to humans as well as pets and animals.

Snow machines: Many of today's snow machines are high-performance and loud. Riding/Playing in the swamps of the subdivision, within close proximity to cabins can be a noise nuisance. Riders suited up and/or wearing helmets may not even realize how loud it is. Please do not play on trails or swamps within the subdivision. There is ample area outside the subdivision to ride and play. Continuing west on Whispering Woods along the section line will take you outside the subdivision to a large swampy area that is perfect for playing. This area also connects to several recreational trails leading to the East/West Expressway, the Forks Roadhouse, Kenny Creek, and Scotty Lake. The area immediately north of Whispering Woods and west of the subdivision is another swampy area that also leads to recreational trails.

Fireworks & Gunfire: Please don't make continuous noise. And certainly don't do so at night when people are trying to sleep. And remember, there is most likely a cabin or trail just through the woods. So, don't point guns or fireworks in a direction that you are not absolutely, positively sure it is safe.

Trail Use

The trails to and within the subdivision have been constructed and are maintained entirely by volunteer time, labor, sweat, and energy. Those cleared paths, bridges, boardwalks, and groomed trails didn't just miraculously happen. Many lot owners gave up precious weekend time to labor together in constructing these improvements. Please respect this contribution and our trails. To that end:

-don't play on the trails. Go outside the subdivision to play. This protects our trails and reduces noise.

-don't speed on the trails. There is continuous two-way traffic on main trails. Again, you may think that you are the only one out here, but you aren't. Don't be that crazy person that comes speeding around a blind corner and find yourself face to face with a machine hauling a heavy trailer that can't dodge fast enough.

-if you find yourself with oncoming traffic, give right of way to machines hauling trailers or groomers. If they stop or pull off the side of the trail, sometimes they can't easily get going again.

-haul building materials during the winter. Some of the boardwalks and bridges can not withstand the weight and width of trailers and machines in the summer.

-be mindful of trail conditions and avoid use if it will cause damage to the trail or improvements. Trail use by motorized transportation is discouraged during muddy, wet, or breakup conditions. Certainly do not haul material when these conditions exist as it can permanently damage the trail.

-damage to the trail whether it is a broken or misplaced board, ruts, or holes is expected to be repaired. If you break or pop a board off of a boardwalk, be sure to bring a hammer and nails next time through to replace/secure it. Treat these improvements like you own them, because you do. There isn't a public maintenance crew that comes along and does this for us.

-don't blaze a new trail unless you are sure it is on the legal right-of-way. Don't cross private property. Every lot in this subdivision is individually owned (except for just a few). So, don't cut that corner or cross private property just because it is easier/shorter.

-and don't widen existing, unimproved trails such that they end up off of the legal right-of-way just to avoid a hole or muddy spot. Instead, identify the need for a boardwalk and help us get it improved and built the correct way.

-respect groomed winter trails. Several of the trails are meticulously groomed in the winter to facilitate hauling materials and a smooth, comfortable ride. High-performance snow machines and paddle tracks can ruin a trail without even meaning to. Don't cut back and forth across the trail. While it may be fun, it creates ruts in the trail. Also, please avoid stops and starts on the trail. And when that can't be avoided, go easy on the throttle at start up. If not, there will be rooster tail piles of snow accompanied by holes all along the trail making for a very bumpy ride that someone will end up spending hours to smooth out with the groomer.

-take your turn grooming the winter trail. Groomers are located at both the 118 and 120 trails. You are encouraged to use them.

-and last, please plan to volunteer your time in helping construct and maintain our trails. We periodically send out emails describing these work opportunities. So be on the lookout. We need your help. Elect to take the time, offer assistance, and do the neighborly thing. Don't be that person that waves and drives on by a work party. We all have things that are more fun if not more important than standing in mud constructing a boardwalk. So, you aren't unlike the rest of us. Besides the improvements will make your commute more enjoyable.