



January 30, 2024

Dear Valli Vue Estates LRSA Board,

The Board of Directors for the Valli Vue Homeowners Association (HOA) is submitting this letter on behalf of the residents of the Valli Vue neighborhood to formally request the LRSA board appoint a representative other than Mike Markie to resolve all outstanding issues resulting from the ditch rehabilitation project. The LRSA ditch rehabilitation project commenced in the summer of 2022 and was deemed complete in June 2023.

This request is rooted in the following concerns pertaining to the project:

1. **Safety Hazards:** Improperly installed recycled asphalt pavement (RAP) shoulders elicited significant traffic and pedestrian safety concerns within the community. The RAP shoulders never consolidated and deteriorated rapidly, creating additional hazards for emergency vehicles, residents, and other Anchorage community members who drive through our neighborhood. The extreme slopes from the road exacerbate the danger, with excessive slopes encroaching into homeowners' properties and along driveway transitions. The deep ditches with no recovery areas is the first reason listed in support of the Anchorage School District's decision to cease school bus service in Valli Vue during the 2022-23 school year.
2. **Non-Compliance with Standards:** The completed ditches deviate from the established Municipal guidance for rural streets and acceptable quality standards. This failure to adhere to prescribed standards raises questions about the overall efficacy and appropriateness of the rehabilitation efforts undertaken by LRSA. The LRSA representative assured Valli Vue residents on numerous occasions, including the 2022 Annual Meeting, and through an April 2023 postcard mailed to all homeowners, that the ditches would be finished via rock removal, topsoil placement, and hydroseeding. These assurances turned out to be empty; there was no rock removal or topsoil placement, and the hydroseeding was not completed with a quality that met municipal standards.
3. **Environmental Violations:** There is compelling evidence that the project was executed in violation of pertinent local, state, and federal environmental regulations governing stormwater management. These violations not only compromise the ecological integrity of the affected areas but also cast doubt upon the legitimacy and ethical standing of the rehabilitation project and LRSA and Municipal oversight of the contractor while this work was being completed.

Despite the passage of eight months since the project's conclusion, the LRSA has failed to initiate any substantive plans with Anchorage Public Works or the Planning Office to address the safety issues raised by Valli Vue homeowners. In light of the foregoing, Valli Vue HOA formally requests that the LRSA board take immediate action to appoint an alternate member to oversee remediation of the LRSA ditch project. It is our belief that a change in leadership will facilitate the expeditious and effective resolution of the concerns articulated by Valli Vue homeowners.

The community reiterates its request for the immediate remediation of the ditch project, which include the following:

1. Restoration of shoulders using material with more structural integrity than RAP;
2. Reduction of ditch depth to no more than 1.5 feet before topsoil placement, where practical (e.g., away from culverts);
3. Contouring and cleanup: remove loose rocks, roots, culvert heaters, smooth transitions to adjacent landscaping;
4. Addition of a suitable thickness of topsoil and seeding with quality grass.

This request is issued with the expectation that the LRSA board will give due consideration to the serious nature of these assertions and take prompt and appropriate action to address the concerns of the Valli Vue Homeowners Association and residents. We look forward to your cooperation and a timely resolution satisfactory to the community which meets the Anchorage Municipality deadline for the summer 2024 work season. We request a response by February 16, 2024 and can schedule a joint-Board meeting in the interim, if the LRSA would like to meet.

Sincerely,

Valli Vue Homeowners Association

Cc: All appropriate persons/departments, MOA Planning Department