
Valli Vue Estates Fall 2026 Newsletter



Your Valli Vue Estates Board of Directors hopes everyone enjoyed their summer. Please take a moment to catch up on Valli Vue Estates fall 2026 community news and announcements.

FALL 2026 MEETING NOTICES & REMINDERS

2026 Annual Homeowners Meeting Thursday, October 15th at 7:00pm – Via Zoom

Our annual membership meeting is Thursday, October 15 at 7:00 pm. We need 23 households represented to obtain a quorum and hold the meeting and conduct any current business. A signed proxy counts the same as being there and every vote either in person or by proxy is needed and appreciated.

A 2026 Proxy Form is included with the meeting notice. If you cannot attend, please complete proxy and return your completed form to Snow's Management by 6:30 pm on October 15th so it's received before the start of meeting. (see instructions on form).

The 2026 Annual Meeting will be held via Zoom. Meeting details, meeting link and proxy form will be posted on the Valli Vue Website. Check the website at www.vallivue.com 24 hours prior to meeting for meeting link, documents and information. Meeting details will also be provided by email and regular mail (USPS). Please plan to attend if you can. Your attendance is appreciated.

Zoom Meeting ID: 834 1346 2957
Zoom Passcode 940954

Valli Vue Covenant Update

The Covenant Review Committee has completed its near final draft of the updated covenants and presented it to homeowners on September 30, 2026.

**COVENANTS
CONDITIONS &
RESTRICTIONS**

Ballots will follow. There are 15 individual proposals and each one needs YES votes from 75% of lot owners to pass. That is a high bar, so expect volunteers knocking on doors to collect the last of the ballots. A separate mailing with the full details will be provided soon. Please watch your mail and email for this important information. The cover letter, proposal summary, and redlined covenants are all posted on our website at www.vallivue.com.

Please do your part as an involved community member and be sure to complete your ballot when you receive it. Your votes are needed and your efforts are appreciated!

Snow's Management, Inc.

2701 Fairbanks Street
Anchorage, AK 99503Tel:
(907) 563-8333
(Ext 4 for PQ)

info@snowsmanagementak.com



Please keep garbage in a bear resistant container or inside until the morning of pickup. Take down bird feeders, clean grills, and do not leave pet food outside. We share this hillside with bears, and the easiest way to keep them moving through is to give them nothing to stop for.

Winter Prep Reminder

Remember to detach hoses, drain water and store for the winter!

Good News on Insurance

The Board changed insurance carriers this year and cut our annual premium by about \$3,900 with no reduction in coverage.



VALLI VUE ESTATES COMMUNITY UPDATES

2027 Budget and Dues:

The Board has approved 2027 dues in the amount of \$850 Annual per lot - an increase of \$75 from 2026 Dues. Two things drove this increase: Management costs rose with our transition from AMCA to Snow's Management, and well system upkeep came in 37% higher than expected this year.

Where your \$850 Annual Dues Payment Goes:

Well system upkeep and fees:	\$263
Spring cleanup and grounds:	\$109
HOA Management:	\$108
Well, electric and natural gas:	\$51
Streetlights:	\$43
Insurance:	\$39
Taxes, legal, website mailings:	\$22
Common area upkeep:	\$9
Reserves for future repairs & replacements:	\$206

Neighborhood Entrance Sign:

Homeowners voted last November to replace the entrance sign removed during the O'Malley Road project. In August the State denied our application to place it in the O'Malley right of way, because a homeowner's association is no longer eligible to hold a permit there. A neighbor has generously offered a spot on private property at the corner instead.

That option requires one of the covenant proposals to pass first, since our current covenants do not allow a sign on a private lot. Assuming it passes, we are looking at installation in 2027.

Roads:

Our roads are maintained by the Valli Vue Estates Limited Road Service Area, which is separate from the HOA and funded by a road tax on your property rather than by HOA dues. For snow removal, grading, potholes, ditches, or culverts, contact the LRSA at vallivuelrsa@gmail.com. The HOA handles the water system, covenants, and dues. For those, contact Snow's Management at (907) 563-8333 x4.

Water System Update:

The booster pump was repaired earlier this year. Wellhouse replumbing is planned for 2028 and is funded through reserves. The 2025 water quality report is available on our website or by request through Snow's Management.

Backup Generator Installed:

A backup generator has been installed for our water system, funded almost entirely by a grant. It means the neighborhood keeps running water during a power outage. A significant improvement at very little cost to members.

*The Valli Vue Board of Directors and Snow's Management appreciate everyone's cooperation and assistance in maintaining the Valli Vue Estates Community and Homeowners Association.
For more information, visit our website at www.vallivue.com*