

Evergreen HOA Newsletter

September 2018

An Update from the Board

2018 has been a busy year for the Evergreen HOA board. As you may know, the HOA is now managed entirely by Evergreen residents after Community Focus, our management company since 2012, cancelled our contract in December 2017. We appreciate your patience this year as we strive to keep this HOA active, and we hope you will find the information in this newsletter useful. The board consists of the following members, who were elected at the previous annual meeting in June 2017:

Daniel Jacobson, President

Chris Adams, Vice President

Dawn Denkins, Treasurer

James "Kirby" Lee, Secretary

Liz Hunter, Member

Annual Meeting

The Evergreen HOA annual meeting will be held on Thursday, November 7, 2018 at 7:00 pm in the library at the Peace Church (PCA) at 1777 W Chatham St, Cary, NC 27513. We will mail the meeting agenda, budget report, and an appointment of proxy form if you are unable to attend before the meeting.

It is important that we have as many homeowners attend as possible. The HOA board is interested in getting feedback and learning about what is important to Evergreen residents. This meeting sets the direction for activities for the remainder of this year and for 2019, so it is important to attend. We hope to see you there!

An Overview of our Two HOAs

The Evergreen subdivision falls under two HOAs: The Evergreen HOA and the Parkway Community Association.

The Parkway Community Association (PCA) is managed by Omega Association Management, Inc., and encompasses all of the subdivisions that back up to Cary Parkway between Old Apex Road and High House Road. The PCA is accountable for Cary Parkway beautification, such as maintaining the medians between Old Apex Road and High House Road, and the park across the street from the YMCA. The 2018 PCA dues are \$87.00/year. They are subject to increase in 2019. You can contact PCA at:

Email: info@omegamgmt.com

Phone: (919) 461-0102

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Website: <https://omega.cincwebaxis.com/pk>

Address:

Parkway Community Association, Inc.
c/o Omega Association Management, Inc.
160 NE Maynard Rd. Suite 210
Cary, NC 27513

The Evergreen HOA is managed by Evergreen residents and is responsible for maintaining the common areas within our neighborhood, such as the islands on each cul-de-sac and the front entrance area. Besides keeping the neighborhood on track with yearly assessments that cover insurance, legal fees, and landscaping services, we are actively addressing safety concerns in our neighborhood, such as the visibility around the curve on Wax Myrtle Court. The 2018 Evergreen dues are \$120.80/year. They are subject to increase in 2019. We also are working to better our landscaping contract, which makes up almost half of your yearly assessment. We are confident you will continue to see positive changes in our neighborhood.

Contacting the HOA Board

We are your neighbors, and we are here for you, but we prefer that you filter questions and concerns to our email address at EvergreenHOAofCary@gmail.com. We have received dozens of emails this year from homeowners and rental companies requesting approval for renovations, or simply asking questions. We've answered all emails within 48 hours. If you wish to contact us via mail, our mailing address is:

Evergreen HOA of Cary
PO Box 4233
Cary, NC 27519

What You Can Do as a Resident

Besides being well-versed in the Evergreen HOA covenants and restrictions, anyone in Cary is free to contact town resources for neighborhood improvement. As an example, we have worked with both the Town of Cary (TOC) Storm-water Engineering about unsightly buffer areas, and the TOC Traffic Engineering, Transportation & Facilities Department about the safety of the blind curve on Wax Myrtle Court. Our efforts provided no results yet, but a phone call or email from others could make a difference. We also discovered there is a TOC ordinance for trash cans being left on the street, which has been a useful resource for us. You can contact the TOC as well. We don't see everything, but we do care. Please see **Town of Cary Resources** on page 4 for additional details and contact information.

Covenants and Restrictions

The Evergreen covenants and restrictions can be very complicated to understand. The HOA board has spent countless hours reading through it and getting guidance from the attorney that has supported our community for many years. You can download Evergreen's protective covenants, conditions, and restrictions by going to this link: <https://goo.gl/zQa9go>

Below are some key points to keep in mind for our neighborhood. They exist to preserve the value of your home and the safety of our neighborhood. If you receive a violation letter from the HOA, please address the issue as soon as possible and feel free to contact the board via mail or email.

Architectural Review Form

- Before making changes to your home, such as building a deck, fence, shed, or changing the color of your house, it is important to notify the Evergreen HOA board in writing via mail or email.

We will provide an Architectural Review Form (ARF) for you to complete and submit for the board's review. The ARF includes the details of the project and signatures from your neighbors approving the change. If you do not submit an ARF, the board can exercise the right to hire someone to reverse what you've done at your expense, under the guidance of our attorney. We DO NOT want to do this, so please submit an ARF form. In 2018, we have gladly approved ARFs for mailbox replacement, house color changes, roof replacement, and large tree removal.

Lawn Care

- Please keep your grass mowed and your bushes trimmed. Shrubs cannot obstruct the roads and should be trimmed clear of curbs by at least 2 feet.

Street Parking

- There are no guidelines in the Evergreen covenants and restrictions about street parking, but we are considering addendums. We'd love your feedback on this one! Here are some simple reminders.
- Be mindful of your neighbors by parking in front of your own house when you are unable to get all your vehicles in your driveway. We have neighbors that rotate cars in their driveways daily, and really appreciate their consideration!
- Our streets are narrow, so please avoid parking on the street across from one another. Recently, a fire truck was unable to get through on London Plain Court.
- If possible, avoid parking around the blind curve on Wax Myrtle Court, across from 202 to 206. We have involved the Town of Cary in assessing this area for visibility issues.

- Avoid parking within 100 yards of the entry way into the neighborhood. We have successfully involved the Cary Police Department to assist with vehicles in that area.
- Take your trash and recycle bins off the street after pickup (currently each Monday for Evergreen). Clearing the bins makes a difference!
- Do not park next to the "No Parking" signs in many of the cul-de-sacs.

Recreational Vehicles, Junked Vehicles, & Boats

- No one can have any visible recreational vehicles on their property. Please store these in the back yard.
- No junked or disabled vehicles may be stored on any lot or street. Junked means unlicensed and/or unregistered. The Cary Police Department will cite you if it's on the street, and the Evergreen covenants and restrictions dictate it cannot be on your property.
- No boats, trailers, or unlicensed vehicles of any kind shall be parked on any lot or street.

A Final Word

We'd like to thank you once more for your patience as we do our best to keep this HOA active. We understand the HOA may have seemed inactive under Community Focus for a few years, but we hope to change this now that we're run entirely by Evergreen residents. We have a lot of plans for the future, such as organizing neighborhood get-togethers, getting a new sign for the front entrance, and improving landscaping inside and outside the neighborhood. If you'd like to get involved in the HOA, we'd love to hear from you! An Evergreen forum has also been set up on Nextdoor.com if you'd like to make any announcements or communicate with your neighbors.

Town of Cary Resources

Town of Cary Non-Emergency Police Assistance (919) 469-4012

Traffic Calming (parking, speed humps, etc.)

<https://www.townofcary.org/projects-initiatives/project-updates/street-projects/traffic-calming>

David Spencer, PE

Traffic Engineering Supervisor

Transportation & Facilities Department

Town of Cary

(919) 462-3833

david.spencer@townofcary.org

Rob Myers

Traffic Engineer

Transportation & Facilities Department

Town of Cary

(919) 380-4236

rob.myers@townofcary.org

Storm Water Citizen Guidance

<https://www.townofcary.org/services-publications/water-sewer/stormwater-management/citizen-guidance>

Todd Hoefler

Senior Stormwater Engineering Technician

Water Resources Department

(919) 460-4934

todd.hoefler@townofcary.org

Reporting Trash & Recycle Bins in the Street

<https://www.townofcary.org/services-publications/garbage-recycling-yard-waste/garbage-collection/curbside-collection/frequently-asked-questions>

Report violations to (919) 469-4090. For the first notice, staff will place an informational hanger on the cart and move it back to its proper location. Additional notices within 12 months of the first infraction will result in staff placing a notice of violation on the cart and rolling it to the proper location. A \$15 "roll-in" fee will also be added to the customer's utility bill.