

Evergreen HOA Newsletter

November 2018

An Update from the Board

A big thank you to the residents who showed up at the 2018 annual meeting. We had a great discussion about neighborhood improvements for 2019, such as better landscaping, new signage, and community events. We look forward to telling you all about it in this newsletter. We also have some important updates from the Town of Cary. Your Evergreen HOA board members are:

Daniel Jacobson, President

Chris Adams, Vice President

Dawn Denkins, Treasurer

James "Kirby" Lee, Secretary

Liz Hunter, Member

We are your neighbors, and we are here for you, but we prefer you send questions and concerns to our email address at EvergreenHOAofCary@gmail.com. We will answer your email within 2-3 days. If you wish to contact us via mail, our mailing address is:

Evergreen HOA of Cary
PO Box 4233
Cary, NC 27519

Holiday Decoration Contest

Show the world your holiday spirit and brighten up the neighborhood by decorating your house! The Evergreen HOA will be taking your votes to decide whose decorations are the best. Submit your vote via email at EvergreenHOAofCary@gmail.com or via snail mail at Evergreen HOA of Cary, PO Box 4233, Cary, NC 27519. Please submit your vote by December 21 and don't forget to include the address of the house you think has the best decorations. First place receives a \$100 gift card, second place receives a \$75 gift card, and third place receives a \$50 gift card. Landlords – We hope you will ask your tenants to participate. Good luck!

Goals for 2019

At the Evergreen HOA annual meeting on November 8, we discussed improvements for 2019 with the residents in attendance. The Holiday Decoration Contest is one outcome of that discussion. We would also like to do a community event in the spring of 2019, such as a house crawl or a block party on one or more of the cul-de-sacs.

One of our goals for 2019 is improved landscaping. You may have noticed one of the large Leyland cypress trees in the entryway was recently taken down. We recruited an arborist (who also works for the Town of Cary Public Works department) to take on these types of jobs around the neighborhood, and we have many other projects in mind. We are also in the process of contracting with a new landscaping company. We feel the previous landscaping company did not meet our expectations, so we have been looking for a replacement. With the money we've saved

INSIDE THIS ISSUE

- Pg. 1** An Update from the Board
- Pg. 1** Holiday Decoration Contest
- Pg. 1** Goals for 2019
- Pg. 2** Updates from the Town of Cary
- Pg. 2** An Overview of our Two HOAs
- Pg. 3** Protective Covenants & Architectural Review Form
- Pg. 3** A Final Word
- Pg. 4** Town of Cary Resources

Continued on page 2

from not using a management company to run the HOA, we hope you will see the difference in the landscaping in 2019.

We also discussed how to improve safety around the entryway - specifically, the addition of street signs as you enter the neighborhood. We have contacted Montague Metal, the company behind the “No Soliciting” sign at the entryway, to make custom directional signs for London Plain and Wax Myrtle Court. These signs will be placed next to the “No Soliciting” sign so visitors will know which way to turn as they drive into Evergreen. Per the Town of Cary, we can purchase custom signs for this purpose as long as they are less than 3 feet tall (these types of signs are known as “incidental signs”).

Lastly, we are working with the Town of Cary to fix damaged curbs in the neighborhood and address street parking congestion. The town removed the large bushes on Wax Myrtle Court between Shady Court and Mint Court to improve the line of sight but has not addressed the street parking congestion on London Plain. In the meantime, if you see a car parked that prevents emergency vehicles or service trucks from accessing the street, contact the Police Department’s non-emergency number, (919) 469-4012.

Feel free to contact us with any other suggestions for neighborhood improvements!

Updates from the Town of Cary

Some board members and community members attended the Parkway Community Association’s (PCA) annual meeting on November 7. We were told the traffic light recently erected on Westhigh Street was paid for by the developer of the new subdivisions on that road (e.g., Glen at Westhigh). This was a blow to the board’s efforts to get the Town of Cary to erect a traffic light at the intersection in front of Evergreen and Foxwerth. Earlier this year, the board sent traffic data

(such as average speed and congestion information for our stretch of Cary Parkway) to the Transportation & Facilities Department in hopes they would build a traffic light at our intersection. With the placement of a traffic light at Westhigh Street, this now seems very unlikely.

We were also informed the Town of Cary will be placing a water main in the median between Old Apex Road and Westhigh Street starting in the spring of 2019. This means there will be construction and lane closures in our area of Cary Parkway for an unspecified amount of time next year (picture the construction around the Cary Parkway and High House Road intersection earlier this year). The PCA is working with the Town of Cary to ensure the median will be brought back to its green and lush condition after the water main installation.

For more information on the PCA, please read **An Overview of our Two HOAs**.

An Overview of our Two HOAs

The Evergreen subdivision falls under two HOAs: The Evergreen HOA, which is managed by Evergreen residents, and the Parkway Community Association, which is managed by Omega Association Management, Inc.

The Parkway Community Association (PCA) 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 in the MacArthur Park subdivision across the street from the YMCA. The 2019 PCA dues are \$87.00/year. You can contact the PCA at:

Email: info@omegamgmt.com

Phone: (919) 461-0102

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 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 strive to improve the quality of life for all Evergreen residents. **The 2019 Evergreen dues are \$120.80/year and are due on February 1, 2019.** We will do our best to keep you informed about HOA happenings and local events affecting our community through this newsletter.

Protective Covenants & Architectural Review Form

The Evergreen protective covenants and Architectural Review Form exist to preserve the value of your home and the safety of our neighborhood. You can view and download Evergreen's protective covenants and the Architectural Review Form by going to this link: <https://goo.gl/zQa9go>

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 for you to complete and submit for the board's review.

Here is an overview of the Evergreen protective covenants for your convenience:

Property Maintenance

- Owners must maintain their lot in a neat and orderly condition and must not allow unsightly conditions to develop.

- Please keep your grass mowed and your bushes trimmed.
- Take your trash and recycle bins off the street after pickup (currently each Monday for Evergreen).
- The Board, after 30 days written notice to the owner, may, but is not obligated to take steps to remedy lot maintenance issues at the expense of the owner.

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.
- No boats, trailers, or unlicensed vehicles of any kind shall be parked on any lot or street.

If you receive a violation letter from the Evergreen HOA, please address the issue as soon as possible and feel free to contact the board via mail or email.

A Final Word

We're happy to report that 95% of Evergreen households are up to date on their annual assessment payments. We have a lot of plans for the future, and your annual assessment makes it all possible! We'd like to thank you for your patience as we do our best to make neighborhood improvements. If you'd like to get involved in the HOA, we'd love to hear from you. An Evergreen forum is set up on Nextdoor.com if you'd like to make any announcements or communicate with your neighbors. Please contact the HOA if you don't already have a Nextdoor account and would like to join the forum.

On behalf of the Evergreen HOA board, have a safe and happy holiday season, and a happy new year!

Town of Cary Resources

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

Message from the town of Cary: If you see a car parked that prevents our emergency vehicles or service trucks from accessing the street, contact our Police Department's non-emergency number, (919) 469-4012. One of our officers will be able to inform, warn, or cite the driver.

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.