

Evergreen HOA Newsletter

August 2019

An Update from the Board

We're just past the halfway point of 2019 and it has been a busy year for the Evergreen HOA board so far. We have a lot of things in the works and we're excited to give you updates in this newsletter. Your board members are:

Daniel Jacobson, President

Belinda Wells, Vice President

Dawn Denkins, Treasurer

James "Kirby" Lee, Secretary

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

The Board Welcomes Belinda

Belinda Wells has answered our calls for a volunteer and comes to the board with extensive experience. She has served on a HOA board in the past and held real estate licenses in North Carolina and Texas as she worked for luxury real estate developers for two decades. She also has a background in civil engineering and worked closely with the Town of Chapel Hill in that capacity on a variety of issues. Needless to say, we're excited to have her with us!

Keeping Tenants Informed

We've been mailing this newsletter to Evergreen homeowners but feel it is important to keep tenants informed of community happenings. As a result, we will now mail this newsletter to all Evergreen properties and to the addresses of Evergreen homeowners living outside of the neighborhood. Please note the annual assessment and violation letters will continue to be mailed to property owners only. It is also important to remember that Evergreen landlords are responsible for keeping their tenants informed and holding them to the standards of the Evergreen covenants and restrictions, which can be downloaded at: <https://goo.gl/zQa9go>.

Annual Dues Reminder

As of August 1, nearly 95% of Evergreen homeowners paid the 2019 annual assessment. **THANK YOU!** Your payment makes a difference. We do our best to show you that your money is being put to good use, and we are always open to your suggestions.

To those who have not paid, you have been mailed multiple letters informing you that a \$10 late fee will be applied to your account on a monthly basis until the

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balance is paid. Please follow the instructions in those letters and mail a check payable to "Evergreen HOA, Inc." to our address to avoid additional late fees:

Evergreen HOA of Cary
PO Box 4233
Cary, NC 27519

Evergreen Beautification: What You Can Do

One of our biggest goals for 2019 is the beautification of Evergreen through improved landscaping, staying consistent with homeowner violations for unkept yards, and taking further action on violations when necessary. **We've seen an improvement in the appearance of the neighborhood and we thank you for your continued cooperation!** Here is what you can do to help with this initiative:

- Mow and weed whack your lawn 1-2 times a week.
- Trim trees and other plants periodically to keep your property looking neat.
- Put your yard waste in a paper bag or garbage can for weekly pickup.
- **Do NOT leave your yard waste in a pile on the street; the town will NOT pick it up.** The town only picks up yard waste piles 2-3 times a year in the fall and winter months.

The board will do its best to conduct monthly inspections of the neighborhood. If necessary, property owners will be sent a letter detailing where they are in violation of the Evergreen covenants and restrictions. Consistent violations can result in legal action from the board. For more information on these guidelines, please refer to Article VI Section 1 on page 19 of the Evergreen covenants and restrictions, which can be downloaded at: <https://goo.gl/zQa9go>. **If you would like a physical copy of the Evergreen covenants and restrictions, please contact the**

board. We are happy to provide this document to you.

Goals for 2019: An Update

The Evergreen HOA board has a lot to focus on in 2019. We will use this newsletter to keep you updated on our progress.

Common Area Landscaping

The board has been working with the Town of Cary and 50 Stars Landscaping, our landscaping vendor, to reactivate our water account and install irrigation systems in the two front common areas. The water accounts have been reactivated, but the installation process has taken much longer than anticipated. We hope to have the irrigation systems installed and flowers planted in both areas by the end of the summer. While we're a little disappointed at how long this process is taking, we know this undertaking will keep Evergreen looking great for years to come. We also have future plans to rejuvenate some of the other islands in the neighborhood. Please contact the board if you have any questions about this project. If you're interested in using 50 Stars Landscaping for your property, email Kyle Horvath at 50starslandscaping@gmail.com.

Cary Parkway Landscaping

The Town of Cary has removed the brush along the fence behind the front entrance sign to improve the visibility of the traffic light at Westhigh Street. The board is currently awaiting an estimate from our landscaping vendor to completely remove the remaining brush. Our next step will be beautifying this area by planting smaller, maintainable plants along the fence. The property owners whose lots back up to this area have been notified that their fences will most likely need repair by completion of this project. Depending on the budget for 2020, the final step of this project will be a new front entrance sign. Please contact the board if you have any questions or suggestions regarding this project.

Damaged Curbs Fixed

After several months of communicating with the Town of Cary's Public Works Department, the damaged island curbs have been repaired. We think this has made a big difference in the appearance of the neighborhood, and we appreciate your patience while waiting for this work to be completed.

Street Parking

We understand there is congestion in certain areas of the neighborhood due to street parking. The board discussed presenting a vote to Evergreen homeowners on restricting the number of cars per property but felt it would be unfair to the majority of Evergreen residents and very difficult to enforce. As a result, we ask you to be considerate of your neighbors when parking in the street or ask your neighbors to move their car(s) if there is congestion in your area. Utilizing all of the space in your garage and/or driveway and having your guests park on one side of the street are some ways to ease congestion. 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.

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. 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.

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, please 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.

A Final Word

We'd like to thank you once again for your patience as we do our best to improve the quality of life for all Evergreen residents. Since parting ways with Community Focus at the end of 2017 and being run solely by Evergreen residents, the board has been able to build a healthy reserve fund. As a result, we're able to take on projects like the beautification of the common areas and save up for a new front entrance sign. Don't be shy to let us know how we can serve you better.

Evergreen Homeowner 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.