

Evergreen HOA Newsletter

October 2019

An Update from the Board

It's hard to believe fall is already here. 2019 has been a busy year for the Evergreen HOA board. We feel good about what has been accomplished so far, but we still have a lot of work to do. We're excited to keep you in the know with this newsletter. Your board members are:

Daniel Jacobson, President

Belinda Wells, Vice President

Dawn Denkins, Treasurer

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

Annual Meeting

The Evergreen HOA annual meeting will be held on **Thursday, November 21, 2019 at 7:00 pm** in the library at the Peace Church (PCA) at 1777 W Chatham St, Cary, NC 27513. The meeting agenda, financial report, and an appointment of proxy form if you are unable to attend the meeting is enclosed for homeowners.

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 2020, so it is important to attend. We hope to see you there!

2019 & 2020 Annual Dues

As of October 1, nearly 98% 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 balance is paid. Please follow the instructions in those letters and mail a check payable to "Evergreen HOA, Inc." to our mailing address to avoid additional late fees.

The board is considering raising the annual assessment by 10% for 2020 in order to meet operational costs, build the reserve fund, and serve you better. This would bring the 2020 annual assessment to \$132.00. This topic will be discussed at the annual meeting in November.

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Volunteers Needed

The Evergreen HOA board is sad to report Secretary Kirby Lee has stepped down due to familial and professional obligations. We thank him for his many years of service on the board. We are hoping to fill the Secretary position on the board and looking for someone to help plan neighborhood events and assist with other various tasks. You would also have input on all other HOA-related matters, such as property violations and neighborhood improvements. We need someone who cares about the future of this neighborhood and wants to be involved.

If you're interested, please send an email to EvergreenHOAofCary@gmail.com or a letter to our mailing address. We would love to hear from you.

Evergreen Beautification: What You Can Do

One of our biggest goals for 2019 has been 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>.

Please contact the board if you would like a physical copy of the covenants and restrictions.

Goals for 2019: An Update

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

Common Area Landscaping

Irrigation systems have been installed and activated in the two front common areas. A few neighborhood volunteers graciously lent their gardening skills to the HOA by planting some flowers in these areas. Now that this project has been completed, we have future plans to rejuvenate some of the other islands in the neighborhood. Please contact the board if you have any questions about these projects.

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 has received two estimates from landscaping vendors to completely remove the remaining brush. The board has also been communicating with The Parkway Community Association and Omega Association Management, Inc. to hopefully obtain their assistance with this project. The next step will hopefully 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

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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.

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 being run solely by Evergreen residents starting in 2018, the board has been able to build a healthy reserve fund and take on projects like the beautification of the front common areas. Don't be shy to let us know how we can serve you better.

Evergreen Homeowner Resources

Town of Cary Non-Emergency Police Assistance

If you see a car parked that prevents emergency vehicles or service trucks from accessing the street, contact the Town of Cary Police Department's non-emergency number, (919) 469-4012.

Town of Cary Service Requests

<https://services.townofcary.org/CommunitiesCaseManagement>

Use this link to submit requests regarding potholes, graffiti, sight obstructions, hanging tree limbs, tall grass, debris/trash on public property, etc. The Evergreen HOA board used this service to submit a request to fix the damage curbs on the neighborhood islands.

The following types of requests are considered urgent and should not be submitted using this service: Traffic signal outages/flashing; Missing stop signs; Potable and reclaimed water leaks; Sewer stoppages/overflows. Instead, please contact Customer Service at:

(919) 469-4090 - Mon-Fri 8 a.m. - 5 p.m.

(919) 469-4012 - After hours and on Town observed holidays.

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.

Town of Cary Project Updates

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

Traffic Calming (parking, speed humps, etc.)

<https://www.townofcary.org/services-publications/traffic/traffic-calming>

Storm Water Citizen Guidance

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