

Evergreen HOA Newsletter

February 2019

An Update from the Board

We hope all of you had a wonderful holiday season and wish you a happy new year. The Evergreen HOA Board has a lot of plans for 2019 and we are keeping on top of the requests and ideas you have brought to us. We are also looking for volunteers to join the board – see **Volunteers Needed** on page 2 for more information.

Daniel Jacobson, President

(This could be you!), Vice President

Dawn Denkins, Treasurer

James “Kirby” Lee, Secretary

(This could be you!), 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 Winners

Congratulations to the three winners of the Holiday Decoration Contest! They are:

101 Wax Myrtle Court

115 London Plain

308 Wax Myrtle

Your decorations made the neighborhood a little more festive and for that, we thank you. The idea for this contest was suggested by a resident at the 2018 annual meeting and is something we'd like to continue in the future, so be ready for another contest during the 2019 holiday season!

Annual Dues Reminder

As you may know, the 2019 Evergreen annual assessment of \$120.80 was due on **February 1, 2019**. We are happy to report more nearly two-thirds of the neighborhood has already paid the 2019 assessment. To the Evergreen homeowners who have already paid – **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, please mail a check payable to “Evergreen HOA, Inc.” for \$120.80 to our address:

Evergreen HOA of Cary
PO Box 4233
Cary, NC 27519

If we do not receive your payment by March 1, 2019, we will begin charging a monthly \$10 late fee to your account and can take further legal action after a prolonged period of delinquency.

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Volunteers Needed

The Evergreen HOA Board is sad to report fellow member Liz Hunter is moving out of the neighborhood to start a new adventure with her family and Vice President Chris Adams is stepping down due to familial and professional obligations. As a result, we are looking to fill at least one position on the board as soon as possible. We are mainly looking for someone to help plan neighborhood events. 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. The HOA board has done a lot in 2018 and we'd like to keep the momentum going in 2019!

If you're interested, please send an email to EvergreenHOAofCary@gmail.com. We would love to hear from you and are happy to answer any questions you may have.

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 informed:

Neighborhood Event

We would like to throw a community event in 2019, such as a block party on the cul-de-sacs. As mentioned earlier in this newsletter, we are looking for someone to spearhead this initiative.

Landscaping

We have contracted with a new landscaping company, 50 Stars Landscaping, for 2019. Monthly landscaping services include cleaning and pruning the common areas. Mulch will be placed in the common areas in March or April. We have a few other projects in mind, such as removing the overgrown brush and trees along the fence behind the front entrance sign and

planting bushes and flowers that can be maintained in that area. We will keep you informed if we move forward with this project. If you're interested in using 50 Stars Landscaping for your property, email Kyle Horvath at 50starslandscaping@gmail.com.

Entryway Signs

Montague Metal recently provided the London Plain Court and Wax Myrtle Court directional signs at the neighborhood entryway. This idea was suggested by a resident at the 2018 annual meeting for safety purposes. We hope you find these signs useful and tasteful.

Damaged Curbs

We have submitted a request to the Town of Cary's Public Works Department to fix the damaged island curbs in the neighborhood. Cary residents can submit a variety of service requests by creating an account on the town's website at:

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

A Customer Service Representative for the town's Public Works Department recently informed us that this request has been sent to the Street Supervisor. We will continue to follow up with the town until this issue is addressed.

Community Watch

We contacted the Cary Police Department about starting a Community Watch program. This program consists of posting signs in the neighborhood and the ability for a police officer to attend annual meetings to review trends and take concerns from those in attendance. The board decided to order one Community Watch sign, which has been posted on the left side of Wax Myrtle Court as you enter the neighborhood. If you would like a Cary police officer to attend the next annual meeting, please let us know.

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Street Parking

We continue to receive complaints about congestion on London Plain Court and Wax Myrtle Court. 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 be very difficult to enforce. As a result, we ask you to contact the town or ask your neighbors to move their car(s) if there is congestion in your area. We are also considering getting the town to reassess the neighborhood for additional No Parking signs.

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.

Rental Cap

The board has discussed implementing a cap on the number of rental properties permitted in the neighborhood. Currently, we are right around 25% rentals. Homeowner associations often have these types of regulations in their covenants and restrictions, and we feel it is good idea to implement something like this in Evergreen. We have contacted our lawyer to discuss the right way to present a vote on this proposal to Evergreen homeowners. Expect to vote on this proposal in 2019. If you have a strong opinion on this topic, we'd love to hear from you.

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. Don't be shy to let us know how we can serve you better. Here's to an amazing 2019!

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.