

Evergreen HOA Newsletter

December 2019

An Update from the Board

The Evergreen HOA board is ready to keep the momentum from 2019 rolling into 2020. We feel good about what has been accomplished and we're ready to keep doing everything we can to improve the neighborhood. 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 Updates

The 2019 annual meeting was held on Thursday, November 21. Several neighbors attended to discuss various topics with the board. The 2019 financial statement and 2020 budget were reviewed, and an increased annual assessment for 2020 and options for a new landscaping vendor were agreed to. While 50 Stars Landscaping was very affordable, the board was not satisfied with the level of service and received numerous complaints from residents. The board will soon be contracting with Mutch Landscaping, who will visit the neighborhood twice a month to keep the common areas looking nice, and Advanced Landscape & Irrigation, who will maintain the two irrigation systems.

The board also relayed information from the Parkway Community Association (PCA) annual meeting, which took place on Wednesday, November 13. The board was informed that 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 2020. 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 in 2018). This project was originally slated for spring 2019 but was pushed back. The PCA will work 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** on page 3.

2020 Annual Dues

Due to increased operating expenses and in order to serve you better, the Evergreen HOA is raising the 2020 annual assessment to \$132 (invoice included in this mailing). **The 2020 annual assessment is due on February 1, 2020.** The biggest cost for the HOA is landscaping. The board received quotes from several

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landscaping vendors, and Mutch Landscaping provided the best combination of price and service. We want to avoid using the reserve fund to pay for services when we should be using annual assessment revenue. We will continue to be managed internally for the foreseeable future in order to save money and put more back into the community. However, periodically raising the annual assessment and building a reserve fund is the only way to ensure the longevity of the HOA and the overall quality of the neighborhood. We do our best to show you that your money is being put to good use, and we are always open to your suggestions.

Volunteers Needed

We are still 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.

Leaf Collection Schedule

It's that time of year again. The Town of Cary will be collecting leaf piles in Evergreen during the following time frames:

- November 19 – December 1, 2019
- December 16 – December 24, 2019
- January 27 – February 2, 2020

Be sure to have your piles at your curb by the first day of each time frame to ensure they will be collected.

Please note the town has already collected leaves for the November 19 – December 1, 2019 time frame. The collection calendar can also be found on the Town of Cary website at townofcary.org/collects.

Evergreen Beautification: What You Can Do

For 2020, our biggest goal will continue to be the

beautification of Evergreen through 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 during the winter months:

- 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.
- Rake your leaves and put them in a pile on the street for the town to pick it up.

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 2020: An Update

The Evergreen HOA board has a lot to focus on in 2020. We will use this newsletter to keep you updated on our progress.

Common Area Landscaping

After sprucing up the front entrance common areas with flowers in 2019, the board plans to rejuvenate some of the other islands in the neighborhood in the spring of 2020. We also hope the service from Mutch Landscaping will far surpass that from 50 Stars Landscaping as they will be visiting the neighborhood twice a month. We also plan to keep the new irrigation systems in the front common areas in working order with Advanced Landscaping & Irrigation. Please contact the board if you have any questions about these projects.

Cary Parkway Landscaping

The Town of Cary cleared the brush facing Cary Parkway along the fence behind our front entrance sign in June 2019 to improve the visibility of the Westhigh Street traffic light. Many of the residents in this area have started repairing their fences and for that, we thank you! The Evergreen HOA is now working with town and the PCA to come to an agreement on what can be planted in this area. Ideally, the board wants something that is manageable, looks nice, and provides some cover for the houses but doesn't interfere with the line of sight on Cary Parkway. Any assistance from the PCA will go a long way for Evergreen and those who pass by the area every day. The clearing done by the PCA in November 2019 is the first step of this process. 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. Please 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. **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.** You can download Evergreen's protective covenants and the Architectural Review Form by going to this link: <https://goo.gl/zQa9go>. We can also provide the Architectural Review Form to you upon request.

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 new projects. We have more plans for 2020, and we will keep you updated with this newsletter. Don't be shy to let us know how we can serve you better. Here's to a great 2020!

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>