

Evergreen HOA Newsletter

April 2019

An Update from the Board

2019 is underway and the Evergreen HOA board has plenty of updates for you in this newsletter (some good, some bad). We are still looking for volunteers to join the board – see **Volunteers Needed** on page 1 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

Car Break-Ins

In the early morning hours on Wednesday, March 13, there were several car break-ins in Evergreen. The police were notified and the Raleigh/Wake City-County Bureau of Identification (CCBI) dusted a few cars for fingerprints. Posts on the Evergreen Nextdoor forum indicated there were two individuals sweeping the neighborhood, opening unlocked car doors, and rummaging through them. While this type of crime is common in our area, it should not be cause for alarm. In addition to other home security measures, locking your car at night and bringing your garage door opener inside will help keep you and your belongings safe.

Annual Dues Reminder

As of April 1, nearly 80% 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 did not pay by April 1, you were mailed a letter 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 that letter 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

Volunteers Needed

We are still looking to fill at least one position on the board. We are mainly looking for someone to help plan neighborhood events. You will also have input on all other HOA-related matters, such as property violations and neighborhood initiatives. We need someone who

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cares about the future of this neighborhood and wants to be involved.

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.

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. 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, you will be sent a letter detailing where you 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 email or mail 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. As previously stated, one of our biggest goals is the beautification of Evergreen. We will use this newsletter to keep you informed of other happenings.

Common Area Landscaping

The board has worked 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. We hope to have the irrigation systems installed and flowers planted in both areas by early May. Please email 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 is planning to remove the brush along the fence behind the front entrance sign to improve the visibility of the traffic light at Westhigh Street. The board was happily surprised by the town's plan as we had our own plans to beautify this area. The town and the board have contacted the owners of the affected London Plain Court lots to keep them abreast of this project, which is slated to begin in mid-April and be completed in early May. The town and the HOA will be in touch with the homeowners regarding the condition of their fence following the completion of the project. Once the town clears the brush, the board plans to beautify this area by possibly continuing the retaining wall from the front sign area and planting smaller, maintainable plants along the fence. Please contact the board if you have any questions or suggestions regarding this project.

Damaged Curbs

You may have noticed white spray paint on some of the islands in the neighborhood. The Town of Cary's Public Works Department has marked these areas to

be repaired and should complete this project within the next few weeks. This request was brought to the board by a resident at our 2018 annual meeting. The board is more than happy to field these types of requests from you and work with the town to get them done. If you have any questions about this project, email the board or Bill Roy (bill.roy@townofcary.org) from the Town of Cary. This request was submitted via the town's website at the following address:

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

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 be 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. 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.