

Evergreen Heights Homeowner Association

Frequently Asked Questions

How can I be more aware of what is happening within my HOA and be more involved in having a say in its direction?

You are invited to attend the 2025 Annual HOA Meeting on Thursday, April 10th at Evergreen Forest Elementary School at 7:00 p.m. Owners will receive a mailed packet which will include information about the agenda, ballots and proxy information. Two of the three volunteer board positions will be up for election. Please consider running for an open board position. Additionally, you are welcome to attend the monthly board meeting (via zoom link or in person at the Vantage business office). The monthly meetings take place on the 3rd Wednesday of the month at 11am. The minutes of each meeting are posted on the Vantage portal for your review. <https://www.hometastic.com/h/hpmi/evergreenheights/Home>

Winter has been rough on my front yard and on the community property. What do I need to do?

Our landscape contractor, ProTech, will begin restoration of damaged common areas as soon as weather conditions permit. Owners are encouraged to inspect their front yards for damage and establish a plan to maintain a healthy and attractive landscape which will help preserve the beauty and your property values within our community. Beginning in April, Vantage will resume compliance inspections and advise homeowners when maintenance may be needed.

I take pride in the ownership of my property and take good care of it but I still received a compliance notice from the HOA/Vantage...Why?

A compliance notice from Vantage is intended to help owners recognize when maintenance may be necessary to the exterior of your home or property or when you may be out of compliance with a contractually agreed to term in your community CC&Rs. The board makes a special effort to ensure that compliance notices are appropriate and reasonable to the terms outlined in the guidelines. If an owner does not agree with the compliance action requested, you may appeal to the board by contacting Vantage at: comply@vantagecommunities.net.

What about rising costs? How is the HOA going to control cost increases and still have adequate funds to pay for maintenance or replacement of aging infrastructure?

The board has implemented several effective cost saving programs in 2024 and will continue these efforts in 2025. Several new cost control actions are being considered as we approach the growing season. These include decreased irrigation in specific common areas, negotiation of better terms and/or service with key vendors, and options to maintain and/or replace our

irrigation system. Our HOA Reserve funding is carefully monitored and managed to ensure that there will be adequate funding available for expected needs as projected in our Reserve Studies.

Parking, Parking, Parking....

The roads within Evergreen Heights are all public roadways (except for a very small section at the end of Malia Lane) and are subject to the municipal county and state parking and use regulations. The sidewalks, parking strips, and owner's driveways are private and are subject to our community standards. Please be mindful when selecting a parking spot other than your own driveway. For the good and safety of our community, do not park in a manner that blocks the sidewalks for pedestrians or blocks mailbox access. Storage or maintenance of vehicles on driveways is not permitted as per our CC&Rs.

(<https://www.hometastic.com/h/hpmi/evergreenheights/Documents>)

New banking relationship for the HOA coming in 2025

Vantage will be working with a new banking relationship this year which may affect how assessment payments are to be submitted. You will receive full information and guidance from Vantage before this change becomes effective.

I have a suggestion, inquiry, concern or complaint regarding an HOA matter. What should I do and what should I expect will happen? What should I do if I see an emergency situation?

You may contact Vantage by phone or email at mgmtadmin4@vantagecommunities.net. Vantage is committed to responding to a non-emergency inquiry within 5 working days from receipt. A complaint form is also available on their website at:

<https://www.hometastic.com/h/hpmi/evergreenheights/ContactUs>.

The board reviews the inquiry logs kept by Vantage at each monthly meeting to ensure a proper response has been made. Emergency situations that are reported to Vantage will receive expedited attention.

Your HOA Board

Michael Goldenberg - President
Michael Ruberg - Vice President
Irene Davies - Treasurer
Christina Maxwell - Secretary & Member at Large

Vantage Community Management

Andy Pisarkiewicz:
mgmtadmin4@vantagecommunities.net
Property Manager