

EVERGREEN HEIGHTS QUARTERLY NEWSLETTER

April – May – June 2023

Greetings: The Evergreen Heights Association Board of Directors hope you and your family have had a wonderful holiday season. To all the new families joining our neighborhood, we would like to extend a warm welcome.

Changes at Vantage: We would like to welcome Andy Pisarkiewicz as our new association manager. Please ensure you are reaching out to Vantage using the correct email addresses:

To reach Andy directly: andyp@vantagecommunities.net

The Vantage office (monitored by multiple people): MgmtAdmin4@VantageCommunities.net

2 Open Board Positions: If you are interested in volunteering to be part of the board, please reach to Vantage. Voting will take place at our meeting in April.

HOA Dues and Payment Dates: As of Jan 1st, 2023, our dues have risen to \$242 per quarter. Dues are due by the 1st day of each quarter (January, April, July, and October). Delinquent charges are assessed on the 15th of those months.

Payment options include:

- Mailing to the corporate Vantage office in Arizona
- Mailing to the local Vantage office in Lacey
- Dropping the payment in the drop box outside the Lacey office
- Online payments through the Hometastic website
<https://www.hometastic.com/h/hpmi/evergreenheights/home>

*****At the meeting in April, we will be discussing the details of Vantage mailing out the statements earlier.

Guest Parking: Please remember that homeowners are responsible for where their guests park. Be mindful of fire hydrants, mailboxes and blocking sidewalks. If you are hosting an event that will bring multiple vehicles to the neighborhood, please encourage guests to spread out their cars so they are not crowding corners, making it hard to see oncoming traffic.

Streetlight Replacement: Please report any streetlights that have gone out to the Vantage office. As lights burn out, we are replacing them with more efficient LED bulbs.

Tree/Sidewalk Maintenance Update: The board has designated six trees with roots creating a hazard to utilities, sprinklers, and sidewalks. We are waiting for the contracted vendor to provide a start date.

Trees for removal

1. 6th tree from the entrance (same side as brick sign) – due to proximity to an in-ground utility box
2. Tree in front of 8537 28th Way (lot 59) - the roots have caused a 1.85-inch difference between sidewalk slabs making it one of our largest trip hazards
3. 2nd tree from the concrete/corner on the side of 8545 29th Way SE (lot 61) - broken sprinkler line under tree (confirmation pending from ProTech)
4. Tree in front of 8547 28th Way (lot 47) – due to proximity to an in-ground utility box
5. Tree in front of 3015 Bella Court (lot 40) - broken sprinkler line under tree (confirmation pending from ProTech)
6. Tree in front of 8804 29th Way (lot 148) - the roots have caused a 1.85-inch difference between sidewalk slabs making it one of our largest trip hazards

Precision Concrete has completed the first round of sidewalk grinding. We are working to determine if the next steps include additional grinding or full slab replacements.

Creation of HOA House Rules: The board is in the process of creating some House Rules to provide some additional guidelines and clarification for the neighborhood. Some of the items included are: Restricting short term rentals (AirBnB, VRBO, etc.), parking in a manner that blocks the sidewalk, and number of animals per household. All proposed House Rules will have a legal review before being published.

Architectural Compliance: We wanted to provide clarification on when the board needs to review your Association Architectural Application. If you are painting/touching up paint that is the same exact color as your house, you will not need approval from the board. However, if you are changing any colors (house, trim, garage door, front door, fence, etc.), the change will need to be reviewed.

The form can be found on the Hometastic website under Documents in the Forms section. It is titled, "ACC Application".

From the newsletter last quarter: *"Please remember that changes in appearance to your property that will be visible from the street should be reviewed by the HOA board. This includes installation of solar panels, changing external paint colors, landscaping, etc. More information can be found in our CC&Rs in Article I, Section B. The form can be found on the Vantage Homeowners internet site, <https://www.hometastic.com/h/hpmi/evergreenheights/home>.*

The full CC&R document can be located here:

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

EVERGREEN HEIGHTS BOARD OF DIRECTORS:

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Jani Greet: Vice President/Secretary grannijani@yahoo.com *last day 4/30

Irene Davies: Treasurer rossis0077@gmail.com

VANTAGE COMMUNITY MANAGEMENT:

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