

Evergreen Heights HOA Newsletter

December 2025

We would like to welcome new residents to the neighborhood. If you need information or have questions about the neighborhood, please reach out to either Vantage Community Management or one of the board members listed below

| Board Members | Role | Email |
|---|---|--|
| Mike Ruberg | President | rube45@gmail.com |
| Robin Koch | Vice President | rkoch.hoa@gmail.com |
| Irene Davies | Treasurer | rossis0077@gmail.com |
| Christina Maxwell | Secretary | cmaxwell.hoa@gmail.com |
| Vantage Community Management - Andy Pisarkiewicz, HOA Representative | | |
| (360) 455-4464 | hoa@vantagecommunities.net or mgmtadmin4@vantagecommunities.net | Hours: 10AM - 2PM Monday through Thursdays |

Updates

There has been a lot of damage to lawns by either crows or raccoons in the neighborhood. If your lawn has been damaged, please remember you will need to repair or replant your lawn. The board will allow additional time (until March 2026) for such repairs. Link to [KING5.com](https://www.king5.com/story/2025/12/01/raccoons-crows-destroying-lawns-western-washington/281-851099a6-be13-4413-87ec-2ba3937bb5c8) story about this problem is included below for your review.

<https://www.king5.com/article/tech/science/environment/raccoons-crows-destroying-lawns-western-washington/281-851099a6-be13-4413-87ec-2ba3937bb5c8>

The irrigation system for our community is costing the HOA more expenses each year due to the growing tree roots. Phase 1 of our neighborhood needs immediate attention to assess needed repairs. Additionally, the tree roots are causing more raised sidewalk issues. The board is obtaining bids to do a phased tree removal and repair assessment of the irrigation system.

Reminders

Concerns: Please report concerns about possible derelict cars or parked commercial vehicles to the Thurston County Sheriff's Office since the roads in our development are considered public roads.

HOA Payments: Electronic (ZEGO) and ACH (Automated Clearing House) payments are encouraged to ensure efficient and secure monthly HOA dues. Contact Vantage directly to make needed arrangements.

Emergency Phone & E-Mail Tree: E-Mail addresses and phone numbers for each homeowner are essential for timely communications, especially in emergencies or when unforeseen circumstances occur such as the recent 22+ hour power outage. Please contact Vantage with your email and contact information.

Package Deliveries: Please be vigilant with securing delivered packages or make arrangements with neighbors to hold them in your absence.

Mark your Calendars!

- The next **Budget Approval Meeting** will be held on January 8, 2026 at 7:00 PM at the Evergreen Elementary School. Come join us for the meeting.
- The **Santa Mobile** is coming to our neighborhood on Monday, December 8th. Last year, they came through between 6:30 and 6:45pm.
- **Holiday Tree Removal** - LeMay yard waste customers can put their trees (cut in 3-foot sections or less) on the curbside for pick-up. LeMay will confirm the pick-up date. If you are a LeMay customer that does not subscribe to yard waste services, please call [360-923-0111](tel:360-923-0111) for rates. Please DO NOT place trees by the curbside until closer to the confirmed pick-up date.