

## EVERGREEN HEIGHTS QUARTERLY NEWSLETTER

Oct-Nov-Dec 2022

**Greetings:** The Evergreen Heights Association Board of Directors hope you and your family have been able to find a cool spot during our warm weather. To all the new families joining our neighborhood, we would like to extend a warm welcome.

**Lawn Care and Maintenance:** There is an odd/even schedule in place to allow you to maintain grass/foilage/bushes: Odd Number Addresses (last two numbers of the address) can water: Saturdays, Mondays, and Wednesdays. Even Number Addresses can water: Sundays, Tuesdays, and Thursdays. Friday is a non-watering day for everyone which will allow the water system to refill city reservoirs. This water schedule is in effect for the following months: June, July, August, September. If you have questions, please contact Water Resources 360-491-5600 or [WaterResources@ci.lacey.wa.us](mailto:WaterResources@ci.lacey.wa.us)

**Tree/Sidewalk Maintenance Update:** The board has designated five trees with roots creating a hazard to utilities, sprinklers, and sidewalks. The board is working with vendors for tree removal/replacement and sidewalk maintenance. Currently, we do not have a timeline for tree removal.

**Architectural Compliance:** Please remember that ***any*** changes to your property that will be visible from the street should be reviewed by the HOA board. This includes installation of solar panels, painting, 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>. Please email it to Shauna Terronez ([sterronex@vantagecommunities.net](mailto:sterronex@vantagecommunities.net)).

**Displaying the American Flag:** According to the US Flag code, Chapter 1, Sec 8, Para k, flags should be fit for display. We would like to remind you that any flags displayed outside your home should not be ripped, torn or severely faded.

Reference: <https://uscode.house.gov/view.xhtml?path=/prelim@title4/chapter1&edition=prelim>

**Mini Library:** Thank you for using the community's mini library located on 28<sup>th</sup> Way by the storm pond. The library is based on take a book, leave a book.

**Covenant Conditions and Restrictions (CC&Rs):** The rules provided in our CC&R's provide for the sound development, aesthetic quality, and value of the development. Below are some articles we would like to call to the attention of the neighborhood:

**Article I, Sec 7, Para G: Noxious and Offensive Activities**

"No noxious or offensive activity shall be conducted on any Lot, nor shall anything be done or maintained within Evergreen Heights which may become an activity or condition Which unreasonably interferes with the rights and quiet enjoyment this Declaration gives other owners. No activity or condition shall be conducted or maintained on any part of Evergreen Heights which detracts from the value of Evergreen Heights as a residential community, No untidy or unsightly condition shall be maintained on any property. Untidy conditions shall include, but are not limited to, publicly visible storage of wood, disabled vehicle of any kind whatsoever, items covered by a tarp, visible kennels, and landscaping which is not properly maintained."

**Article I, Sec 7, Para H: Vehicle Maintenance**

"No vehicle maintenance except emergency service shall be conducted within public view. No vehicle may be stored in the street or left in the public right of way for more than 48 hours."

**Article I, Sec 7, Para P: Parking**

"Each lot shall have a driveway and parking area so as to accommodate a minimum of two cars in front of the garage. No garage door shall be permitted to remain open except for a temporary purpose. Garages are intended for parking of vehicles and not general storage of items. Driveways shall be of concrete to the city street. No roads for ingress or egress except for driveways to the city street shall be permitted. Circular driveways as shown on the site plan may be approved by the Architectural Committee and may be permitted."

**Additional Note:** The board asks that you park in locations that are not only safe for other vehicles and pedestrians but that you are aware of the

proximity to mailboxes, fire hydrants and trash can (on pick up day). Your consideration when selecting a parking spot is appreciated.

### **Article I, Sec 7, Para T: Commercial Use**

“No part of a residence shall be used or caused to be used or allowed or authorized in any way directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending or any nonresidential purposes. Exceptions to this rule would be owners who have home-based businesses allowed by the applicable zoning ordinances that conduct business activity which is not visible to the public view, apparent or detectable by sight, sound, smell, or does not create a disturbance, unduly increase traffic flow or parking issues nor uses common area to promote business.”

The full CC&R document can be located here:

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

### EVERGREEN HEIGHTS BOARD OF DIRECTORS:

Christina Maxwell: President [cmaxwell.hoa@gmail.com](mailto:cmaxwell.hoa@gmail.com)

Jani Greet: Secretary [grannijanie@yahoo.com](mailto:grannijanie@yahoo.com)

Irene Davies: Treasurer [rossis0077@gmail.com](mailto:rossis0077@gmail.com)

### VANTAGE COMMUNITY MANAGEMENT:

Heather Thomas -Association Manager [hthomas@vantagecommunities.net](mailto:hthomas@vantagecommunities.net)

Shauna Terronex -Management Assistance  
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