

ECA Newsletter

APR
2022

Evergreen Commons
Homeowners Association
4427 Park Green Court
Sacramento, CA 95821

www.evergreencommonshoa.org

Interim President **Carrie Ramage**

Hello Members, my name is Carrie Ramage and I moved into the community in September of 2020. You may recognize my name because I have been serving as Secretary since July 2021. At the time I volunteered to serve on the Board there was a lack of volunteers and the Secretary position needed to be filled. This year we held an election at the Annual Meeting, hoping to fill two empty seats on the Board. However, the voter turnout was so low we did not reach the required vote count of 38. We met in Executive Session on April 7, to appoint Allan Neet and Jim Sparks to the Board, and again we ran into an issue filling required Board positions (President, Secretary and Treasurer are mandatory). There were no volunteers to fill the role of President from outside or within the Board, so I agreed to hold the position until it could be filled. That left my position of Secretary open, which again no one wanted to fill. Lynnette Purvis kindly agreed to handle the duties for a few months. By the time of this mailing, we may have a volunteer to fill the role of President or Secretary and will be discussing in Executive Session on May 5.

As I am new to the community, I do not know how many of you are familiar with our HOA. We are a self-managed HOA, which means our HOA is dependent on member volunteers (most often homeowner) for the administration and management of the HOA. (I did not know this when I purchased my property or volunteered for the Board.) Historically self-management has allowed the HOA to keep costs low because it was dependent on members volunteering their time. It also requires knowledgeable people with the requisite experience and time to handle those positions and the associated responsibilities. There are a host of cons associated with self-management and we are running up against those now - a very nasty one is receivership.

If you attended the Annual Meeting, where approximately 24 members were in attendance - Board included, or the Park Workday, where 33 properties were represented, it would be obvious that there is an issue with member engagement and participation. There are 115 units in our community, and we are finding it impossible to fill Board positions, and difficult to get volunteers for social activities. We have been without a Social Chair for over 3 years.

Why am I sharing all of this? Because the Board and its members are struggling, and self-management is not sustainable or responsible. Board members have busy careers, or careers and family obligations, or health challenges, which do not allow for the amount of volunteer hours required to sit on the Board.

Self-managed HOAs are less common and tend to be much smaller communities, without amenities like we have in the ECA Park, because the day-to-day administration and management is significantly less. At this time Riverside Management & Financial Services, Inc. (Riverside) handles the bare minimum for us (some accounting functions), and I think most people would agree - not well. Over the past several years complaints regarding Riverside's poor customer service, accounting issues, the new payment portal not being user-friendly and/or members not wanting to register to use it, and a lack of other amenities

Continued on page 2

Board of Directors

President Interim

Carrie Ramage

916-205-1737

Vice President

Rob Kerr

916-717-7388

Secretary Interim

Lynnette Purvis

916-216-9930

Treasurer

Alexis Davidson

916-716-3766

Park & Pool

Sue Supple

916-208-4215

Allan Neet

916-768-9710

Neighborhood Watch

Rob Kerr

916-717-7388

Member-At-Large

Jim Sparks

Social

Vacant

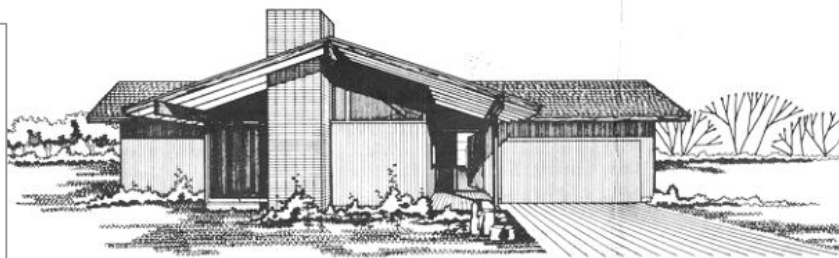
Architectural

Tony Williams

Newsletter

Carrie Zanetti

From the Board



Interim President

Carrie Ramage - continued

have been brought to the Board's attention by community members. The Board has been discussing and will be undertaking a Request for Proposal (RFP) with local management companies over the next few months, and we hope to have more to share later this year. We do not intend to ask Riverside to participate in the process.

If you know anyone that lives in an HOA community that is happy with their management company, please obtain and share the information with the Board. We will be looking to neighboring HOA communities to determine which companies may fit our needs and community.

On a more fun note, we hope to bring some different social activities to our community. The Board is discussing new ideas and would love your input and volunteer hours. By the time of this mailing, we will have had the Easter Egg Hunt, which was skipped for 2 years due to Covid. We also thought last year's July 4th Ice Cream Social was a success and we plan to host that event this year.

Lastly, we hope to boost our Neighborhood Watch Program, and tenant engagement. I understand Neighborhood Watch used to welcome new members to the community with a little gift. It would be great to see that return to our community.

I look forward to meeting more of you in the coming months and seeing you at the social events this spring and summer.

Interim Secretary

Lynette Purvis

The next Board Meeting is Thursday, May 5, 2022, at 7:00 p.m. in the ECA Park.

The board will meet in Executive Session at 6:30 p.m. on May 5.

Treasurer

Alexis Davidson

Our new HOA president, Carrie Ramage, has written an important column. It is long, but contains valuable information we must all be aware of. I cannot urge strongly enough that you take the time read and think about what she has written about our current situation as a self-managed HOA and our future if we are to continue functioning as a community.

A reminder about late fees for the 1st Quarter assessments.

Payments received by January 31 were to have late fees waived even if they arrived after the grace period of January 15. This did not happen, and I contacted Riverside Management to make reversals. These will appear on the invoice for the next quarterly assessment billing.

Assessments that remained delinquent after January 31 will not have the late fee reversed.

We appreciate your patience while we work with our management company to smooth various concerns that have been brought to our attention.

Social

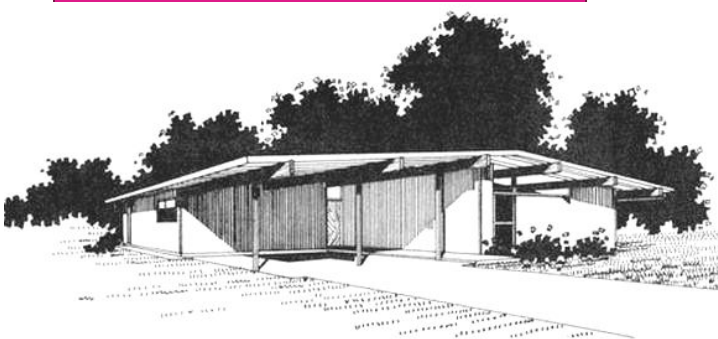


Thank you to everyone who volunteered for the Egg Hunt and Spring Social - **WE ARE A GO!**

Bring your kids and bags of individually wrapped candy by 10:50 am Sat., April 16, and join in the fun!

Don't have egg hunters?

Bring some candy to donate to the Children's Receiving Home and come over for a cuppa and a cookie. See you then!



Neighborhood Watch

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Neighborhood Watch Captains

Baron Ave.

Lynnette Purvis 916-216-9930
seacliff7@gmail.com

Cool Court

John Schaeuble 916-487-5359
schaeublej@surewest.net

Park Green Court

Curtis Wheeler 916-979-0559
curtiswheeler@mail.com
Rob Kerr 916-717-7388
robkerr@mac.com

Pasadena Avenue

Alexis Davidson 916-716-3766
david-alexis@comcast.net

Sesame Street

Lori Bishop 916-799-8600
lorenbishop3@gmail.com

Terra Vista

Lynn Seal 916-487-0988
lfs1938@surewest.net

The Court

Linda Hax 916-481-9707
lhax@surewest.net

Zephyr Way

James Wells 916-390-4094
jameswells916@gmail.com

Neighborhood Watch Updates

A member reported a stolen catalytic converter this month.

Please reads some ways to prevent these incidents from happening.

Anti-theft devices: Catalytic converter anti-theft devices are available from various manufacturers and range from steel plates protecting the underside of the vehicle to cages made from steel cables that are meant to discourage thieves from stealing a converter by making removal more time-consuming, which in turn increases the thief's exposure to getting caught.

Alarms: Both full vehicle systems and special converter- specific ones also can be effective deterrents. Talk with a trusted mechanic for recommendations. Anti-theft solutions can be pricey, but they often cost less than a new catalytic converter.

Secure parking: Park overnight in a locked garage, or in a well-lit, enclosed lot if you can. If you're parking in a driveway, consider installing motion sensor lights. If you're parking on the street, try to pick a well-lit one with plenty of traffic.

Report theft: Even if you drive an older car and it doesn't seem worth it, alert local law enforcement and your insurer if your catalytic converter does get stolen. Statistics can help legislators pass laws that make it tougher for thieves to sell stolen parts.



Dates To Remember

Thurs., May 5 -Board Meeting- 7pm *ECA Park*
Mon., May 9 - Book Club- 10am *By the Pool*

Book Club

By the time you read this April newsletter, the Evergreen Commons Book Group will be recovering from *A Walk Across America*—or rather our discussion of the book of that title. It proved a trip down memory lane for those of us who remember the mid-1970s hippie culture. For our May read we will turn our attention to Amy Tan's *The Kitchen God's Wife*. Join us poolside Monday, May 9 at 10:00 am. Quote from the book, "Don't strike a flea on a tiger's head." Something to think about!

Park & Pool



Park & Pool - Sue Supple / Allan Neet

It's Springtime! So that we can all enjoy our park, play areas, BBQs and pools over these prime months, here are few reminders:

EVERYONE using the Common Area must follow the current "[Operating Rule - Common Area Use](#)." Don't have a copy? It's posted in the pool area & on our website: www.evergreencommonshoa.org

HOW MANY PEOPLE? ECA residents don't need a permit to have guests in the Common Area if your group (ECA residents + guests) is 10 or fewer people. If your group will be 11 people or more, you'll need an event permit (simple online request form sent in advance; email ecapark@mail.com) and if the calendar is clear and you meet a few other conditions, you're all set.

POOLS: Our solar water heating system will be turned on next week. Despite the weather recently, our pools don't officially "open" until May 1. They are absolutely safe to swim in year-round, but we don't start making them really hospitable until then.



Park Workday Highlights

Park Workday was a huge success!

Neighbors gathered, worked hard, and ate well. Thank you for your work in making our park shine.

If we missed your lot number or if you would like to arrange a time to get work done, please call Sue Supple at (916) 208-4215 before May 15, 2022.

The following lots have contributed to our 2022 Evergreen Commons Park Workday and will be excused from the \$40 park fee:

007	033	055	078
008	035	057	090
010	036	066	099
017	041	067	101
019	049	071	107
022	051	072	111
025	053	076	112
026	054	077	113
028			