

ECA Newsletter

SEP
2022

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

www.evergreencommonshoa.org

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Social

Vacant

Architectural

Tony Williams
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Newsletter

Carrie Zanetti
eca.streng@gmail.com

President

Diane Sparks

Hello Neighbors:

I hope everyone survived the heat wave and all is well with everyone. The Board will be hosting our end-of-summer social event on Saturday, September 24th, from 5:00 PM to 8:00 PM. The barbecue dinner will be catered by Kyngs Barbecue (formerly Texas West BBQ). Up to four meals per household will be paid for by the HOA so we will need a head-count as soon as possible. A cost of **\$15.00** will be necessary for any household that brings more than 4 people. Please look for a flier with information and a RSVP return form on your doorstep soon. We hope to see many of our neighbors at this event. Rob Kerr is in the process of securing a guest speaker from our local Sheriff's Department to attend this event. Fingers crossed that it won't be scorching hot that day.

As mentioned in previous newsletters, the Board has been researching and participating in presentations from outside management companies in an effort to secure the necessary financial and legal assistance for Evergreen Commons Association (ECA). Due to the ongoing lack of volunteer Board participation and the ever-changing laws and regulations governing homeowner associations, it has become necessary to contract with an outside management company for more than just the bookkeeping service we have now. Therefore, at its Sept. 6 Board meeting, the Board unanimously voted for a 20% increase in the annual homeowner assessments beginning January 2023. With the exception of a \$7 per quarter increase in mid-2021, homeowner assessments have not been increased significantly in years and no special assessments have been levied. There are many factors that have led us to this point and I have listed a few below:

- Increases to repair/replacement/maintenance costs in the common area and pools
- Increases in utility costs
- Costs to do business with an outside management company
- Forecasting the need to replace (not repair) older equipment (i.e., pool filters, water heater)

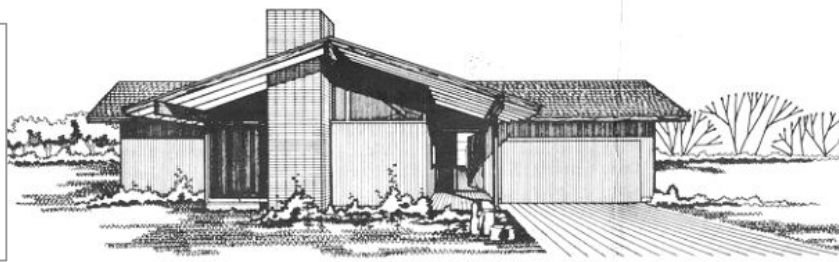
We are all dealing with rising costs in our day-to-day lives, and the Board takes seriously its responsibility to ensure the financial and legal stability of the Association, inflation included. The 20% increase equals \$32.80, for a per quarter, total assessment of \$196.80, in 2023 - still one of the most economical among homeowner associations. The Board is providing a "heads-up" so that our neighbors can plan for what is ahead in 2023. More details will be provided in our annual budget package.

We hope to see everyone at the barbecue on Sept. 24, and if you have any questions or concerns, please feel free to reach out to one of your Board members.

Enjoy the rest of summer. 😊

Diane

From the Board



Secretary

Carrie Ramage

The next Board meeting is Wednesday, October 12, at 7:00 pm in the ECA Park.

Treasurer

Alexis Davidson

Our thanks to the majority of homeowners who keep their accounts current. We are putting quite a bit of money into maintaining the park and pool, and we are putting on some social events after missing them during COVID. Your timely payments help us have the funds needed to take care of our community business.

Last month I reported that many Work Day assessments were unpaid, but most have now been paid. Thank you all for fulfilling this responsibility.

Our next assessment will be due October 1. The 15th is a grace period to allow for check and transfer processing. Some homeowners have late fees that were not paid with previous assessments or other charges. Please be sure to check your statements to make certain you pay the correct amount and remain current.

You can access your account at any time to check your balance at

<https://portal.riversidemgmt.com>.

ECA's **fall fling!**

Sat. Sept. 24, 2022 5-8pm

Join us on the first weekend of Fall for a neighborhood supper social.

Association provides:

Per Lot: 4 BBQ Chicken entrees, baked beans, and coleslaw - you provide the rest of your household's perfect picnic!

You provide:

Picnic blanket/seating, your family's favorite side dishes and beverages; additional entrees available for \$15 ea.

Want to go all in??? Prizes for best picnic blanket/seating fall décor; Presentation by Sheriff's department representative on Neighborhood Watch tips and tricks.



You must respond by Sept. 19 to secure meals ordered for your household; [see the flyer](#) for details.

Want to help make it fabulous? Volunteer via ecapark@mail.com or 916-979-0559 (msg)

Park & Pool

Sue Supple

It's been a really hot couple of weeks and we hope that you have enjoyed cooling off in the pools. Thanks to all who take good care of our common area, putting things back into place with each use. It takes a village.

Architectural

Tony Williams

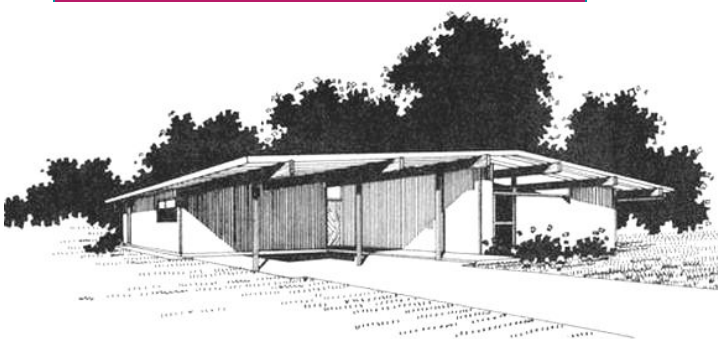
No report this month.



Park & Pool Group Reservations

Group reservation info:

For group event permits in the park/pool:
ecapark@mail.com or 916-979-0559 message



Neighborhood Watch

SEP
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Neighborhood Watch Captains

Baron Ave.

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

Cool Court

John Schaeuble 916-487-5359
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Park Green Court

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Rob Kerr 916-717-7388
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Sesame Street

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Terra Vista

Lynn Seal 916-487-0988
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The Court

Linda Hax 916-481-9707
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Zephyr Way

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

Neighborhood Watch Updates

Rob Kerr

Staying Safe in the Heat:

- Never leave anyone in a closed, parked vehicle during hot weather, even for a short time.
- Drink plenty of fluids but avoid drinks with alcohol, caffeine or a lot of sugar.
- Start drinking fluids before going out into the heat.
- Plan strenuous outdoor activity for early morning or evening when the temperature is lower.



Dates To Remember

Wed., Oct. 12 - Next Board Meeting- 7pm
In the Park

Mon., Oct. 10 - Book Club- 10am
By the Pool

Book Club

By the time you read this, you probably will have missed our September 12 discussion of [*Bruno, Chief of Police*](#) by Martin Walker which was so good I headed to the Sacramento County Library's Book Den to purchase every used book in the series! Our October 10 book selection is [*When We Were Colored*](#) by Eva Rutland, mother of Sacramento journalist, Ginger Rutland. Fans of Jacqueline Winspear's Maisie Dobbs series will want to join us in November for her memoir, [*This Time Next Year We'll Be Laughing*](#). Anne Lamott says, "Every bit as engaging as the Maisie Dobbs novels...Lovely, elegant and welcoming." Our December book, Amor Towle's [*The Lincoln Highway*](#) is on the long side—592 pages, so do not wait until munching Thanksgiving leftovers to start reading it. We meet poolside, 10 am second Monday of the month. You are welcome to join us.

EVERGREEN COMMONS ASSOCIATION



FALL FLING!

Supper Social

Sat. Sept. 24 - 5:00 to 8:00 PM

Please come help welcome Autumn!

ECA will provide the BBQ chicken, baked beans & coleslaw – you provide the rest of your household’s perfect picnic! *Prizes for most creative picnic seating/set up.*

Come & reconnect with neighbors – or meet them for the first time!

- 5:00 – 5:30 Neighbor mixer
- 5:30 – 6:00 Neighborhood Watch presentation
- 6:00 – 7:00 Chicken served; picnic blanket/seating décor viewing
- 7:00 – 8:00 Winners announced, music, clean up



PLEASE RESERVE YOUR CHICKEN ENTREES

NO MEALS PROVIDED WITHOUT RESERVATION! RETURN THIS FORM BY MON, SEPT 19

Scan & email to ecapark@mail.com or
drop off in ECA mailbox @ 4427 Park Green Ct

Member/Tenant Name _____ Lot #: _____ (Number on key tag)

of chicken entrees _____ (Max. 4 – ECA providing)

of additional chicken entrees @ \$15 ea* _____ (Caterer’s Limit 4) Total included: \$ _____

**Payment must be included with reservation; Checks to “Evergreen Commons Assoc.” or reserve & pay online*



OR scan / follow this link to reserve (and pay) for your meals online

You can also VOLUNTEER!!

YES! I will volunteer for this event. The best way to contact me is:

Email: _____ cell phone: _____

I would prefer to: **Help wherever you need me most our favorite!** _____

Help set up (9/24, 12-2pm) _____ **Get ice & deliver at 4 pm (9/24)** _____

Help clean up (9/24, 7:30-8:30 pm) _____

VOLUNTEER & ORDER MEALS ONLINE: <https://signup.com/go/ZSYewvM>

