

# ECA Newsletter

SPRING  
2023

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

[www.evergreencommonshoa.org](http://www.evergreencommonshoa.org)

## Board of Directors

### President

Diane Sparks 916-802-1573  
[dsparks2024@gmail.com](mailto:dsparks2024@gmail.com)

### Vice President

#### Park & Pool

Sue Supple 916-208-4215  
[emesue@comcast.net](mailto:emesue@comcast.net)

### Secretary

Carrie Ramage 916-205-1737  
[caramage@gmail.com](mailto:caramage@gmail.com)

### Treasurer

Alexis Davidson 916-716-3766  
[david-alexis@comcast.net](mailto:david-alexis@comcast.net)

### Member-At-Large

#### Architectural

Tony Williams  
[williams916@gmail.com](mailto:williams916@gmail.com)

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### Neighborhood Watch

Vacant

### Social

Lisa Cannon-Wheeler 916-979-0559  
[ecapark@mail.com](mailto:ecapark@mail.com)

### Newsletter

Carrie Zanetti  
[eca.streng@gmail.com](mailto:eca.streng@gmail.com)

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**Sat., May 13 // 8am - 4pm**

## Park Workday

Mark your calendars and join our community in sprucing up our beautiful common area. Each household that contributes four (4) hours of work is excused from the \$40 park assessment.

#### Work to be done includes:

Cleaning pool furniture      Renewing playground bark  
Sprucing up pool house      Other miscellaneous work  
Weeding and preparing planting areas for flowers

Please bring (if you have) shovels, pruning shears, branch loppers, rakes, and wheelbarrows for hauling wood chips and tree cuttings.

A hamburger and hotdog lunch with sodas and beer will be provided at noon for workers and their families.

Arrangements can be made for those unable to participate on May 13.

Please contact Sue Supple at 916-208-4215 before May 13 to make arrangements.

## Secretary

Carrie Ramage

Upcoming Board Meetings:

Thursday, March 16, 6:30 pm

at Diane Sparks' home, 4407 Park Green Ct.

Tuesday, April 18, 5:30 pm

at the ECA Park (if weather permits - otherwise Zoom link will be provided).

## Treasurer

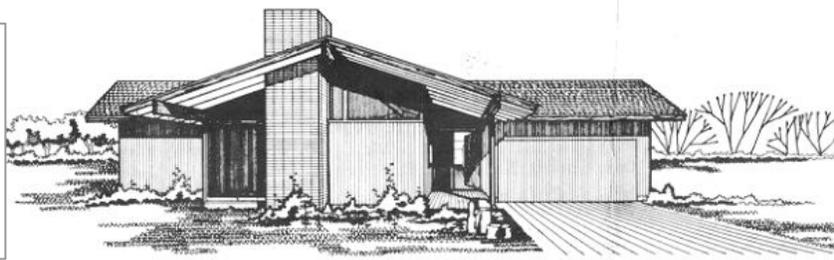
Alexis Davidson

The Association finished 2022 in good financial condition with an operating fund balance of \$152,860.57. This is \$9,078.25 more than last year's ending balance of \$143,782.32.

We on the Board of Directors are thankful that more people than usual turned out to our annual meeting than have attended for a number of years. I know this is in part to interest in learning about the new management company.

There have been a few hiccups in the transition. We request and appreciate your patience while situations are addressed. We know that there will be issues to be resolved as we complete the transition but are confident we will soon be on track for effective management of our association and its resources.

# From the Board



## Board of Directors

Hi ECA Members,

We held our Annual Meeting on Thursday, February 16, at Pasadena Elementary. We had approximately thirty (30) attendees and did not establish a quorum for voting purposes. We hope to see numbers increase at future meetings, and we will have four (4) Board positions up for election in 2024. As mentioned at the meeting and in other forums, we need members to volunteer for Board positions, and it will be crucial that we get volunteers for 2024. Board members, **Diane Sparks** and **Carrie Ramage**, will be walking the community in April and May to meet people, discuss the work of the Board, social events, Neighborhood Watch and more. Our immediate need is a Neighborhood Watch Coordinator. **Rob Kerr** was serving as the Board Vice President and Neighborhood Watch Coordinator, and his term ended December 31, 2022. Currently, we do not have a volunteer to handle his Neighborhood Watch responsibilities. We are dependent on you to solicit a volunteer or volunteer to take over the Neighborhood Watch Coordinator role, or it will remain empty. If you or someone you know is willing to volunteer, please contact **Diane Sparks** at [dsparks2024@gmail.com](mailto:dsparks2024@gmail.com) or **Rob Kerr** at [RKerr@sanjuan.edu](mailto:RKerr@sanjuan.edu). Rob will be happy to discuss the position and transition.

Late last year, we hired **RealManage** as our property management company, and they officially took over on January 1, 2023. Unfortunately, **Brad Bacome**, our Community Association Manager, was not able to attend the Annual Meeting. However, the Board is working with Brad to schedule a training on use of the Resident portal and a Q & A session for late March or early April. In the meantime, these links may answer some of your questions regarding the benefits of a property management company and **Resident Portal** use:

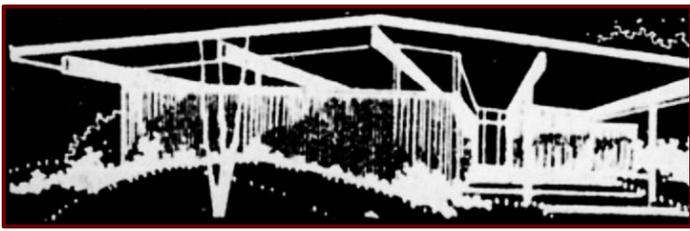
<https://www.realmanage.com/homeowners-association-management-services> ; and **Resident Portal Step-by-Step Guide**, <https://www.flipsnack.com/realmanage/owner-resident-portal-user-guide/full-view.html>.

It was brought to our attention at the Annual Meeting that some community members are not receiving email and/or mail communications and are having Resident portal access and/or payment issues. We anticipated some wrinkles as we move through this transition, but if you are having issues, **RealManage** has a team of Resident Advisors available to assist you with questions regarding your account, portal access, etc. The Resident Services Center is available Monday through Friday from 5:30 a.m. to 5:00 p.m. at 1-866-473-2573. You may also email **RealManage** at [EVECOMMO@ciramail.com](mailto:EVECOMMO@ciramail.com). If you continue to have issues after contacting a Resident Advisor, please notify a Board member. The Board is extending the grace period for first quarter and full annual payments to March 31, 2023. If you are paying annual dues in full, please remember to subtract the \$20 discount from your payment. We are excited to work with **RealManage** and look forward to the transition ending soon.

We hope to host several social events this year, but we need member volunteers to throw the events. We have not had a Social Committee for many years and the community has relied on a few people, most often Lisa Cannon-Wheeler and Board members, to organize the events. Our plan is to host an Easter Egg Hunt, a Summer Social and a Fall Fling, if we get enough volunteers to help with the events. Please contact **Lisa Cannon-Wheeler** ([ecapark@mail.com](mailto:ecapark@mail.com); 916-979-0559 mssg) or **Carrie Ramage** ([caramage@gmail.com](mailto:caramage@gmail.com); 916-205-1737) **by March 8**, to discuss volunteer opportunities and needs.

Lastly, we would like to thank our outgoing Board members, **Lynnette Purvis** and **Rob Kerr** for their service. It has been a pleasure serving on the Board with them.

- Your ECA Board of Directors

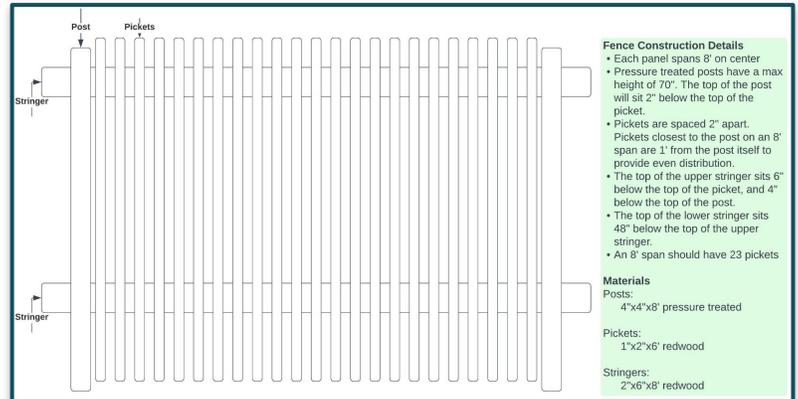


# Architectural

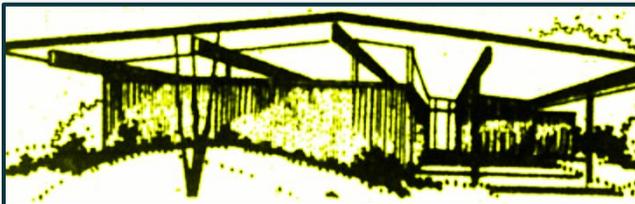
Tony Williams

Homes on Park Green Court, Zephyr Way, and Baron Avenue, which backup directly to the park, have a *distinctive style backyard fence* that has been referred to as a "Streng style" fence. Back when our Evergreen Commons community was being built, the architect Carter Sparks created the fence design for the Streng Bros for the homes around the park. Sparks always tied nature into the design of his homes through the use of large windows and beams that blurred the separation of the outside of the home with its interior. The design of the fences with their gaps between the pickets were meant to allow the homeowners to enjoy a view of the park from the interior of their homes.

As this is an architectural element of the community, the HOA requires that these fences retain their distinctive look when they are in need of being replaced or repaired due to damages by storms, trees, or just age. Replacement for these fences have been referred to as "like for like" in several communications. To clarify what this means, below are some guidelines and specifications for the repair or replacement for these fences.



**Tip:** [Berco Redwood](#) on Auburn Blvd sells the 1"x2"x 6' pickets. However you can save a lot of money on the materials by just buying 1"x6"x6' standard pickets and cutting three 1"x2"x6' pickets out of each board.



# Social

Lisa Cannon-Wheeler

As we dig out from the storms of the past weeks, I have found it comforting to think of the coming Spring and getting out and about in our community again. Please mark your calendars for these upcoming events, and begin thinking about how you can volunteer to make them happen- because they really won't happen without you! If you'd like to volunteer or would like more information, please email Lisa Cannon-Wheeler at [ecapark@mail.com](mailto:ecapark@mail.com), or leave a message at 916-979-0559.

**Annual Egg Hunt & SPRING SOCIAL**

Fri., April 7  
5:30pm  
Set Up & Decorate

**Sat., April 8**  
10:30am -Food Set Up  
11:00am -Egg Hunt  
Especially needed:  
Egg stuffers in the weeks before hunt and fruit prep the day before.

**STRENG Communities Yard Sale**  
**Sat., Apr. 29**  
8a-1p

Along with other Streng communities in the area, put your things out for sale.

**Want to participate?**  
Contact Carrie Ramage no later than Apr. 15.  
[caramage@gmail.com](mailto:caramage@gmail.com) or 916-205-1737

**Sat., May 13**

**Needed:**  
Days Before: Food shoppers  
Day-Of: BBQ handlers

*This counts toward your Park Assessment Waiver too!*

**Park Workday**

**Tuesday July 4**

**Independence Day Social**

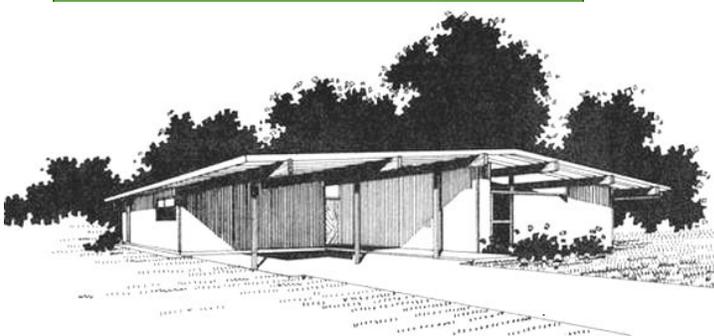
**Needed:**  
Planning Committee and Day-Of Workers

**fall fling!**  
+social+

**Date TDB**  
**September Sunday Evening**

**Needed:**  
Planning Committee and Day-Of Workers

**Reminder:** If you'd like to use any part of the Common Area (park and/or pool) and have more than 10 people - counting those in your household too- you will need a group use permission. Easy to do! Just email [ecapark@mail.com](mailto:ecapark@mail.com) and a use request form will be sent to you. **Please plan at least 15 days in advance of your intended use.**



# Neighborhood Watch

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## Neighborhood Watch Captains

### Baron Ave.

Lynnette Purvis 916-216-9930  
[seacliff7@gmail.com](mailto:seacliff7@gmail.com)

### Cool Court

John Schaeuble 916-487-5359  
[schaeublej@surewest.net](mailto:schaeublej@surewest.net)

### Park Green Court

Curtis Wheeler 916-979-0559  
[curtiswheeler@mail.com](mailto:curtiswheeler@mail.com)  
Rob Kerr 916-717-7388  
[robkerr@mac.com](mailto:robkerr@mac.com)

### Pasadena Avenue

Alexis Davidson 916-716-3766  
[david-alexis@comcast.net](mailto:david-alexis@comcast.net)

### Sesame Street

Lori Bishop 916-799-8600  
[lorenbishop3@gmail.com](mailto:lorenbishop3@gmail.com)

### Terra Vista

Lynn Seal 916-487-0988  
[lf1938@surewest.net](mailto:lf1938@surewest.net)

### The Court

Linda Hax 916-481-9707  
[lhax@surewest.net](mailto:lhax@surewest.net)

### Zephyr Way

James Wells 916-390-4094  
[jameswells916@gmail.com](mailto:jameswells916@gmail.com)

## Neighborhood Watch - VACANT

ECHA Members:

We are looking for someone to coordinate Neighborhood Watch. Please contact Robert Kerr at 916-717-7388 if you are interested.

**Some responsibilities of the Neighborhood Coordinator are:**

- >Attend the Sheriff's Office Community Meetings. Bring educational information back from the meetings to inform neighbors who are unable to attend.
- >Develop and maintain a map and roster of all members of your Neighborhood Watch Group.
- >Organize and facilitate Neighborhood Watch meetings within your group (allow neighbors to share the responsibility for holding meetings).
- >Keep in contact with your Watch members so they are aware of any neighborhood problems.
- >Act as a spokesperson for your Neighborhood Watch group.
- >Serve as a liaison between law enforcement and your neighbors.



## Dates To Remember

**Mon., Mar. 13 - Book Club- 10am**

Location: TBD

**Thurs., Mar. 16 - Next Board Mtg- 6:30pm**

Diane Sparks Home

**Tues., Apr. 18 - Board Mtg- 5:30pm**

ECA Park, *Weather Permitting*

## Book Club

If you are a horse racing fan, you'll want to join the Evergreen Commons Book Club as they discuss [Horse](#) by Geraldine Brooks. [Horse](#) is a novel based on the true story of Lexington, considered by some to be the greatest racehorse of all time. Contact [lhax@surewest.net](mailto:lhax@surewest.net) for more information about time and place book group will meet on Monday, March 13.