

It's a beautiful day in the neighborhood!



ECA Courier

Volume 1 Issue 2

Spring to Summer 2007

www.EvergreeninWoodbury.org

Message from the Association President

By Dan Menken

The goals of this year's Evergreen Community Association board are to protect and enhance the value of our homes and to make our community a quality place to live. I believe the initiatives described in this newsletter will help us achieve those goals. With your help, I believe 2007 will be a good year.

Current Association Board members are:

Dan Menken	Beth Gale
Jim Woodard	Jerry Meras
Chad Julius	Bill Wernecke
Teri Apanian	Chuck Etzweiler

I want to extend a special thanks to Tom Schomaker and Beth Hanson, who just completed three year terms on the Board, and to Wynn Lidell who led the very active Maintenance Committee since our association began.

Moving Toward Trash Consolidation

By Bill Wernecke

Did you know that 650 million U.S. airline passengers are serviced by 8 airline companies? Yet just 408 homes in Evergreen are serviced by 13 different trash companies. That's a lot of rumbling through our neighborhood each week!

A key initiative of the Evergreen Association Board of Directors in 2007 is to reduce the number of trash haulers to two local companies, Tennis and Troje's.

History

The Evergreen Board of Directors commenced an analysis in 2005 -06 to determine if a consolidation to fewer haulers would be beneficial to our community...the answer was a resounding YES!

- ◇ Less wear and tear on our aging streets
- ◇ Less noise throughout the day
- ◇ Less traffic, and less risk for our children at bus stops and at play
- ◇ Consistent pick up times
- ◇ Cheaper prices for residents

The Board then began a comparative analysis of all the haulers currently in Evergreen, taking into account 10 different factors related to service, pricing, recycling, etc. Based on this analysis, the Board recommends two local haulers that have serviced our neighborhood for decades....Tennis and Troje's.

Both Tennis and Troje's have provided an "Evergreen Community Rate" which is very competitive with other haulers in our neighborhood. Additionally, both companies have good (and easy) recycling and compost programs, vacation credits and early morning pick-up on Thursdays, reducing traffic throughout the rest of the day.

Evergreen Monthly Rate Structure

	<u>35 Gal</u>	<u>65 Gal</u>	<u>95 Gal</u>	<u>Special Offer</u>
Tennis	\$10.90	\$11.95	\$13.95	6 mo at 1/2 price for new customers
Troje	\$10.50	\$13.20	\$15.20	3 mo free (2 yr commitment for new customers)

(cont'd on pg 3)

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Evergreen Community Association Financial Report

January 31, 2007—February 28, 2007 (Restated March 12, 2007)

Checking Account Balance as of January 31, 2007	\$ 4,830.32
Accounts Payables	
Web Hosting Expense	(\$ 59.40)
Xcel Energy	(\$333.73)
Total Accounts Payables	(\$ 393.13)
Accounts Receivables	
Maintenance Fees	1,132.80
City of Woodbury—Variance Fee Refund	75.00
Interest Income	<u>2.92</u>
Total Accounts Receivables	\$1,210.72
Checking Account Balance	\$5,647.91
Savings Account	
Balance brought forward January 31, 2007	\$30,016.75
Accounts Receivables	
Interest Income	<u>63.32</u>
Total Accounts Receivables	\$ 63.32
Savings Account Balance	\$30,080.07
Total All Bank Account Balances	<u>\$35,727.98</u>

Respectfully Submitted ,

Tom Schomaker, Treasurer

Board of Directors

**Dan Menken,
President**

**Jim Woodward,
Vice President**

**Teri Apanian ,
Secretary**

- **Vacant
Treasurer**
- **Chuck Etzweiler
Past President**

Board Members

Bill Wernecke

Beth Gale

Chad Julius

Jerry Meras

Committee Chairpersons

- **Architectural Review
Committee,
Faye Bliese**
- **Communications
Committee**
- **Safety Committee,
Teri Apanian**
- **Welcome Committee**
- **Webmaster,
Peter Halden**
- **Maintenance
Committee**

Annual Maintenance Fees are Due Soon

It's that time again--time to pay your annual maintenance fee. During the upcoming week, Evergreen residents will receive by mail their annual maintenance fee statement. Along with that statement will be detailed information about how and where to mail the annual fee payment.

Some residents may know that the Evergreen Association Board of Directors approved at its March 2007 meeting a modest annual fee increase. The new 2007 fee is \$70 per year and payable on or before June 1st.

You probably know that the Association uses these fees to pay the Association's insurance costs, improvements and maintenance of the Evergreen entrances and adjoining areas, utility costs, and any other expenses related to enforcing the *Protective Covenants*, and promoting the safety and welfare of community residents.

A detailed discussion about Evergreen's annual maintenance fees is included in our *Restrictive and Protective Covenants* is at <http://www.evergreeninwoodbury.org/pch091b.html>.

Calendar of Events

Monday, April 9, 2007
ECA Board of Directors
 Meets the second Monday of the month at 7:00 pm in the Machine Shed, Windmill Room, I-94 and Inwood Avenue

 Monday, April 16, 2007
Architectural Review Committee
 Meets at Caldwell Banker (near the Post Office) on the 3rd Monday of the month

 Tuesday, April 24, 2007
Maintenance Committee
 Meets at Woodbury City Hall at 7:00 pm on the last Tuesday of the month

 Saturday, May 12, 2007
Plant Swap
 100:00 a.m. To Noon
 1544 Tamberwood Trail

 Tuesday evening, August 7, 2007

Evergreen Neighborhood Picnic

Lawn Maintenance: How to Edge Your Lawn

by Eric Loukas, 9th grader at Mounds Park Academy

When I am either biking to my friend's house or sitting in the car, I look at neighbors working on their lawns. Some neighbors do it themselves, have a lawn company do the job, or, like my friends, have neighborhood kids do their lawns. Mostly, I glance at the people doing the weed whacking, around mailboxes and trees, up against their houses and the fences, but after that, they try to edge their lawn with the weed whacker. This, to me is most painful to watch. What they are doing while trying to edge their lawn; they are burning the lawn, making the lawn brown and dead looking. You also have the people who have bought the special Edger's which almost look like lawn mowers. These can cost up to 200+ dollars when, you really do not need those to edge your lawn!

You can edge your lawn yourself very easily by doing one simple thing; all you need to do is turn the weed whacker upside down so the blades will be perpendicular to the ground. Then you put, carefully, the end of the blade down to the grass (most likely by a street side curb), and very gradually, move along the curb or sidewalk or anyplace that you are trying to edge. You do not want to go in one big swipe or you might take more grass out of your lawn than you might want to. What I used on the Menken lawn while they were away in England was a trimmer that is electric. The cool thing about this one is that it has a swivel head so you don't have to turn the whole trimmer upside down to edge your lawn. It also has a guard, and you put the guard along the inside the curb or sidewalk in the dirt, and you can use that as a guide for when you are moving along the edge. By making a nice clean edge, you can make your lawn look 100 times better.



Coming this August 7th –

Evergreen Neighborhood Picnic !

By Dan Menken

National Night Out should be good time for all

Long-time residents of Evergreen tell me of the neighborliness of the “early days” and of community potlucks and shared casseroles. In later years our busy lives and other priorities moved community concerns to the back burner.

In 2007 we hope to revive the best of old traditions and combine them with the new community safety focus of “National Night Out.”

Woodbury's police department is asking all neighborhoods to participate in National Night Out. According to their website:

The event is designed to promote local anti-crime programs, strengthen neighborhood spirit and police-community partnerships, and heighten crime and drug prevention awareness.

The police and fire department will be there ... and we plan on adding more fun of our own.

So mark your calendars for the evening of Tuesday, August 7th, at Evergreen East Park. Bring the whole family. Meet your neighbors and have a good time. More details will follow.

Trash (cont'd from pg 1)

Already a Tennis or Troje customer? Be sure to call and get the Evergreen Rate!

The benefits of consolidation are real to the Community, and pricing is very competitive....please consider the recommended haulers and do your part to make Evergreen a more pleasant place to live.

Switching is easy – just a quick call, and by next Thursday you can feel good that you reduced traffic in our neighborhood (and maybe saved a few bucks too!)

Tennis 651-459-1887
 Troje 651-459-8223

STANDING COMMITTEE REPORTS

What is the Architectural Review Committee?

If you are new to Evergreen or have lived in the community for years, you may not know there is an active Architectural Review Committee (ARC). You may wonder what we do, and why it matters to you. The charter of the Architecture Review Committee is defined in the Evergreen Association By-laws, which state that the ARC "shall be responsible for interpreting and enforcing the Restrictive Covenants applicable to all Lots and, in the event of violations thereof, to work with such Lot Owners to correct such violations..."

The ARC's primary responsibility is to interpret and enforce the Covenants. From a practical point of view this really consists of two functions; handling complaints of Covenant violations and approving plans and specifications for all new construction or property improvement such as the following;

Home additions*	Landscape (Retaining Wall)*	Gazebo
Antenna / Satellite	Landscape (Structure)	Permanent Playhouse
Deck	Painting / Repainting	Different Exterior Siding*
Fence (Pool Enclosure)*	Patio	Kennel
Fence (Yard Enclosure)*	Swimming Pool*	Hot Tub

*Major improvements

If a resident fails to obtain ARC approval, and the new construction or property improvements do not comply with the covenants, the covenants do allow for the removal of the non-conforming structures.

Most Frequent Violations

Following are the covenants the ARC gets the most complaints to follow-up on. We wanted to share these with you. You can obtain a complete set of Evergreen's Restrictive Covenants at (www.evergreeninwoodbury.org). If you have concerns or questions about any covenant, please contact an ARC Committee members.

Yard Maintenance. Homeowners are required to maintain their yard, including lawn cutting, weed control, garbage and garbage containers. If homeowners do not comply, the ARC can resolve the situation and charge homeowners for the cost to remedy the situation.

On Site Storage. The parking and outside storage of recreational vehicles, trucks or construction-related equipment, semi-trucks and semi-trailers, earth moving equipment, or boats of any kind, motor homes, snowmobiles, camper trailers, trailers or cars that are in disrepair or inoperable, shall be prohibited on any Lot for any continuous period in excess of five (5) days. If a vehicle or trailer is not being used and moved on an ongoing basis, it is likely in violation.

Signage. Yard signage is permitted but has certain limitations. Signs, such as those related to real-estate showings, garage sales, identifications, advertisement (those from contractors who perform work for you and place a sign in your yard), or directional signs are permitted for a maximum of seven (7) days past the time the work is completed.

Tough Winter for Your Mailbox?

Some of that heavy winter snow looks like it took its toll on some of the mailboxes in Evergreen. Luckily, we have help for you if your mailbox is one of these. Evergreen has standards for mailboxes and the posts that support them. Information on those standards is available on our website. We also have a program where we can provide you with the posts, built to Evergreen Standards at a nominal cost. Details are available on our website under *Frequently Asked Questions* at (www.evergreeninwoodbury.org) or by contacting the Architectural Review Committee members.

Architectural Review Committee Members

Faye Bliese Chairperson,	1338 Waterford Rd.	651- 739-5123
Dave Klemmenson	8047 Somerset Ct.	651-731-8750
Carleen Reiter	8174 Somerset Ct	651-730-2574
Elinor Chueng	1568 Tamberwood Trail.	651-687-7608

If a vehicle is not being used and moved on an ongoing basis, it is likely in violation of the Restrictive Covenant.

EVERGREEN PLANT SWAP

by Chip Allen

It is hard to believe, gazing out at our thick blanket of snow, that within a month, the first crocuses will start emerging from the tundra. Overnight, greenhouses will materialize in parking lots. Grocery stores and lumber yards will sprout major nursery operations. It's springtime in Minnesota, and everyone's a gardener! In Evergreen we have special challenges, with our surfeit of shade from above and clay from below. But our community has a number of dedicated gardeners, and they are willing to share.

In that spirit, I will be hosting a plant swap in May at my home.

Here are the details:

- ◇ **Where:** The home of Chip and Barbara Allen, 1544 Tamberwood Trail
- ◇ **When:** Saturday morning, May 12th, 10:00 A.M. until Noon.
- ◇ **Time:** Collection between 10:00 and 11:00.
- ◇ Distribution between 11:00 and 12:00.
- ◇ In case of rain, the event will be held in my garage.

You do not have to actually bring any plants to participate. You can bring cookies or other treats. You can come just to meet neighbors or fellow gardeners. The purposes are social and informational. There should be several knowledgeable authorities on site.

If you want to bring something, materials can be secured in any number of ways.

- ◇ Divisions of existing plants. For instance, irises need to be divided every few years for maximum bloom.
- ◇ Hostas are excellent candidates, but they should be divided before they leaf out.
- ◇ Volunteers spread by a seeding perennial (no buckthorn, please)
- ◇ New plants from offshoots
- ◇ Plants discarded as no longer suitable for an area
- ◇ Surplus annuals
- ◇ Smaller shrubs
- ◇ Containers or decorative pieces (cement deer, however, should be released into the wild)



Plants should be in a container or baggie. They should be labeled, and a picture and description printed off the web would be nice. I will place some containers at the end of my driveway Friday evening.

In the spirit of information sharing, there will tables for the following.

- ◇ Promotional materials for local vendors.
- ◇ Educational materials for such things as containers, baskets and window boxes; fighting deer and rabbits.
- ◇ Catalogues
- ◇ A listing of favored service providers.

If you think you will attend, please e-mail me at Andrews.Allen@thomson.com as the date approaches.

In Evergreen, we have special challenges with our surfeit of shade from above and clay from below.

What Do You Call Your Neck of the Woods?

By Dan Menken

We all know the 408 homes in our Evergreen Community cover 275 acres of a former Christmas tree farm lying between two nature preserves. Telling another Woodbury resident we live in Evergreen is a perfectly clear statement. But how do you describe where you live to someone else from Evergreen?

I live on Tamberwood Trail, a long road with several regions. I know no easy way to tell a neighbor on Somerset where my house is, other than to give the address and a discourse on bendy streets and opposing cul-de-sacs.

Poets could do better ... and our homes deserve some charm. I once heard a neighbor say he lives on the "knoll." I liked it, but where's the knoll?

If any of our readers know local descriptions or are clever enough to coin new monikers please email me at menken@comcast.net and we'll include them in the next newsletter.

Possibilities include

- East Evergreen – West Evergreen
- Upper Evergreen – Lower Evergreen
- Old Evergreen – New Evergreen
- the Norway Pine part – the Spruce part
- by Tamarack Swamp – by the playgrounds
- by the Monument (main entrance) – by the back door
- the fenland, the moors
- along Pinehurst ridge

Evergreen in the Popular Media

By Dan Menken

On Valentine's Day the Pioneer Press ran a nice story celebrating the City of Woodbury's fortieth birthday – "Woodbury / At 40, city still growing strong."

Woodbury became a city in 1967 as a mostly agricultural area. It remained a typical second-ring suburb until our Evergreen Neighborhood appeared and changed the image and future direction of the city.

"That's why the 1977 establishment of the Evergreen development was so important. Built on a former Christmas tree farm, it was an upscale home for well-to-do 3M honchos.

Evergreen was a breakthrough," said Julie Lehr, city spokeswoman. "It was a real departure, the first high-end development..."

1977: Evergreen established as city's first upscale development."

Our history is short but good.

Database Help Needed

By Dan Menken

Our association needs a little help maintaining its MS Access database. Specifically, we're looking for someone experienced with maintaining files, adding fields, and printing an occasional report. If this is you, please contact Dan Menken at menken@comcast.net

Our history short but good.

Sharing Advice on Evergreen's Heavy Clay Soil

By Dan Menken

Evergreen has the heaviest clay soil I've ever seen. After one recent digging project it took me a full five minutes with a toothbrush and garden hose to remove the clay from the bottom of my shoes.

The clay is obviously a big source of gardening frustration. Puddles remain long after the rain is gone. And I wonder if my lawn and plants are getting enough nutrients.

Does any one of you – our neighbors – have advice to share on dealing with Evergreen's clay?

Has anyone ever had the soil tested by the Extension Service or other professionals? Can we share their appraisal and recommendations with all our neighbors?

Send your advice or comments to me at menken@comcast.net and we'll share them with the whole community in our next newsletter.

Safety First

By Jim Woodard

Spring is rapidly approaching, and with it a lot of activity will take place around our homes and neighborhood. At the ECA annual meeting, residents discussed some key issues that are affecting our community and the City of Woodbury.

As we all know, Woodbury is a growing community. With that growth comes both good and bad. We have more shopping, restaurants, services, and many amenities. These are the things that make Woodbury and our community a more desirable place to live.

Our good fortune also makes the area a target for a variety of criminal elements. Officer Dave Brennan from the Woodbury Police Department spoke to Evergreen residents at our February 2007 Annual ECA meeting. He told us that "Evergreen is a very safe community" but, as always, there may be instances of theft, break in, and vandalism. Officer Brennan reminded us that communication and vigilance are two primary ways to keep our community safe. Being a good neighbor is a third. If you see something out of the ordinary, don't hesitate to call the police department. They value our vigilance and communication.

As an association, we need to be better communicators--but in order to do so, we need the help of all residents.

During the next few weeks, you will receive you're a statement for your annual association fees. Your statement also will include a request for information. The two key pieces of information we need are updated phone numbers and e-mail addresses of all current Evergreen residents.

You might be wondering why we need both. The ECA has developed a Phone Tree with the help of Brian Follet, another Evergreen resident. The "Tree" will be used to help us keep all Evergreen residents apprised of important issues as they arise. We would like to include the telephone number of residents in the revised ECA Directory. Of course, e-mail addresses will be used for ECA communication exclusively. Please watch your mail for your annual fee statement and for the request for information.

Finally, as we prepare to do our spring clean up, here are a few tips for year round safety.

- Lock your doors at night or when you are home alone
- Don't leave your garage door open
- Don't deal with solicitors unless you know the organization or business
- Be a vigilant neighbor
- Communicate with your Association board about any safety concerns. The ECA web site (www.evergreeninwoodbury.org) has our contact information.
- Sign up for Woodbury IN TOUCH, which is the city's web site and e-mail alerts. Both will keep you up to date about Woodbury.

Have a great spring and remember: *"It's a wonderful day in Evergreen."*

As an association, we need to be better communicators--but in order to do so, we need the help of all residents.

Realtor's Corner

The 'Evergreen Factor' in Woodbury Real Estate

By Jim Judge

Something Special in Woodbury

We all take pride in the special appeal of our neighborhood. It is fun to come home to beautiful natural surroundings and with that significant 'touch' of winter at the beginning of March, we were reminded just how attractive this neighborhood is in all seasons. It is this inherent beauty that attracted you to live in Evergreen in the first place and the key attribute that continues to attract prospective homeowners to consider our neighborhood for their next home.

Don't over-value the appeal of the neighborhood or use it as a reason to delay maintenance projects or improve your home. The real estate market has changed, and the rules of engagement in selling a home have changed along with it. As a neighborhood matures in a suburban environment, the appeal of new or newer homes in the same community brings increasing pressure on the selling prices of existing homes.

A quick look at some historical sales data will help demonstrate what realtors call the 'desirability' factor in housing:

Evergreen - Woodbury Average Sale Price Comparison*

The narrowing of the average sale prices difference between Evergreen homes and Woodbury as a whole is

Year	Evergreen Homes Sold	Evergreen – Average Sale Price	Woodbury – Average Sale Price	% Difference
2006	18	\$437,522	\$367,009	19
2004	25	425,196	353,757	20
2002	21	361,629	296,473	22
2000	28	308,417	247,166	25
1998	28	257,129	196,753	31
1996	29	253,228	181,916	39
1994	27	257,167	162,734	58

Jim Judge, Realtor

Your Evergreen Neighbor...
Your Evergreen Neighborhood
Realtor

3580 Linden Avenue
White Bear Lake, MN 55110
651-334-3285—Mobile
651-256-0354—Direct

a natural progression given the cost of new housing and other factors. But homeowners can influence this rate of 'erosion' by doing appropriate maintenance and improvements to homes. Our goal as homeowners is to keep Evergreen a preferred community, and there are cost effective improvements and updates that serve this goal for each homeowner and the neighborhood overall. A Realtor® can assist you in identifying the best 'returnable' dollar investments to make in your home. The bottom line? Manage your home the same way you would other investments – with active oversight. The returns are there for you!

What's the market looking like now?

It seems the housing market has been grabbing headlines more frequently this past year. We've all been bludgeoned (now going on 18+ months) with the news of the 'Buyer's Market' and the associated clout that buyers bring to real estate transactions. Guess what? The media will not be picking up on this for another six months, but the pendulum is swinging back, and we are transitioning to a more balanced market. That's good news for sellers overall. But I like to remind homeowners: Every home sale is unique, with each seller and buyer bringing their own individual circumstances and motivations to a sale. Market data provides perspective, but it always comes down to you, your home, and partnering with a Realtor who can provide the counsel in developing an effective marketing plan and pricing strategy to get your home sold. You deserve to gain as large a net proceed from the sale of your home as possible--and if your circumstances allow, patience is the key to a financially successful transaction.



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* Based on Multiple Listing Service data. The content of this article is not intended as an offering of service to those presently with broker representation. The word realtor is a registered trademark of the National Association of Realtors.