



ECA Courier

Message from the Association President

We all have the privilege of living in what I believe is the most special of all neighborhoods in Woodbury. Many of us decided to live in Evergreen because of its abundance of trees and natural beauty. The Evergreen Community Association (ECA) has existed in its current form since 1999 and is governed by a volunteer Board of nine directors and several committees. ECA's stated purpose is to maintain and preserve both the ascetic quality and financial value of property located in the neighborhood.

In 2006, both the Board of Directors and Board committees will focus on three specific priorities. These are the

- Replacement of the Radio Drive fence
- Consolidation and/or reduction of the number of trash collectors that serve the Evergreen community
- Renovation of mailboxes

Although an ambitious agenda, with diligence and teamwork, the Board believes we can make a lot of progress in each of these areas during the upcoming year.

Another area of focus is to fill the remaining seat(s) on the Board. As you know, the ability of the ECA to accomplish its stated goals is dependent largely upon the involvement of its members. If any Evergreen resident has interest in serving on the Board or on a Board committee, please contact me directly at charlesetzweiler@msn.com.

On behalf of the Board, I want to wish everyone an enjoyable and safe fall season.

Chuck Etzweiler

Radio Drive Privacy Fence is Deteriorating

By Dan Menken and Edna Comedy

About twenty years ago, Evergreen developer Dan Dolan installed the wooden privacy fence that marks our community's eastern border along Radio Drive. This fence is Evergreen's face to the outside world.

Unfortunately, today, the fence has deteriorated significantly and is beyond repair. Due to its age and the effects of Minnesota weather, many of the wooden posts to which the panels are nailed have decayed. Several of the fence's panels have also fallen down. Multiple attempts to repair the fence have not resulted in a long-lasting solution.

During the past couple of months, the Board investigated several possible solutions. It met in July with homeowners that live along Radio Drive. The consensus of that group, as well as that of the Board, is to seek an upgraded, more substantial fence/wall to improve Evergreen's image along Woodbury's major north-south artery and to block the increasing traffic noise.

The Board believes this fence today conveys the opposite image of its original intent and, therefore, is the most pressing issue facing our community. It requires our immediate attention.

Residents will hear more about this matter during upcoming months. We need the input and cooperation of all Evergreen residents to solve this problem. Questions or concerns about this issue can be sent to Dan Menken at dmenken@newaccess.cc or Edna Comedy at ercomedy@stthomas.edu

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Association Board Meetings

Time:	7:00 p.m.
Location:	Central Park 2, Woodbury
Dates:	October 9
	November 13
	December 11
	January 8
	February 12

Evergreen Community Association Financial Report 9/01/2006

Checkbook Account balance at 8/1/2006	\$7,658.17
Less Expenditures:	
8/7/2006 Xcel Energy	\$40.92
8/29/2006 Horticultural Expenses	<u>\$1,440.95</u>
Total	\$1,481.87
Plus Deposits:	
8/31/2006 Interest Income	<u>\$5.09</u>
Checkbook Account Balance at 9/1/2006	\$6,181.39
Saving Account balance at 8/1/2006	\$36,534.78
Less Withdrawals & Transfers:	
Total	\$0
Plus Transfers & Interest Income	
7/31/2006	<u>\$85.33</u>
Total	\$85.33
Saving Account balance at 9/1/2006	\$36,620.11
Total Bank Account balance at 9/1/2006	<u>\$42,801.50</u>
Respectfully Submitted,	
Tom Schomaker	
Treasurer	

Board of Directors

- **Chuck Etzweiler, President**
- **Dan Menken, Vice President**
- **Teri Apanian, Secretary**
- **Tom Schomaker, Treasurer**

Board Members

- **Edna Comedy**
- **Beth Hanson**
- **Jim Woodward**

Committee Chairpersons

- **Architectural Review Committee, Faye Bliese**
 - **Communications Committee, Edna Comedy**
 - **Safety Committee, Teri Apanian**
 - **Welcome Committee, Beth Hanson**
- Webmaster, Peter Halden**

Evergreen Welcome Helping New Residents Feel at Home

By Beth Hanson

During the last two years, a new Welcome Committee was organized to do what its name implies: welcome people who have recently purchased a house into the neighborhood. Committee members are Julie Dzekute, Beth Hanson, Marge Reichmann, and Anne Marie Velte.

In addition to a letter of introduction and a copy of the covenants, new residents also receive a bag of cookies from Great Harvest Bakery. At this time, the Evergreen Board of Directors would like to publicly thank Great Harvest owners Bob and Angie Peterson for their generosity – The cookies make a wonderful house warming gift.

Please consider becoming a part of the Evergreen Welcome Committee. We currently would like to find people to cover the following streets:

- Donegal Drive
- Emerald Lane
- Galway Road
- Somerset Road (the segment from the "T" intersection of Galway & Somerset to Donegal)

The time commitment is minimal and the rewards of meeting new people and helping them acclimate to their new surroundings are great. Please contact Beth Hanson (651.501.1820) if you're interested in learning more about this meaningful civic activity or if you would like to contribute a coupon or incentive to be distributed in the welcome packets.

Calendar of Events

Maintenance Committee

Tuesday, September 26, 2006
7:00 pm—Woodbury City Hall

Architecture Review Committee

October 16, 2006
Meets third Monday of the
month, except March and
November
7:00 p.m., Caldwell Banker
(near the Post Office)

Woodbury Lions Club Fall 2006 Garage Sale

Tuesday, September 30, 2006

The next edition of the ECA
Courier will be released March
2007.

Can Evergreen be a Garden Community?

By Dan Menken

Good landscaping makes a neighborhood more pleasant and its homes more valuable. And to our good fortune, Evergreen is highly regarded for its magnificent mature conifer trees.



What grows beneath the trees is more varied, though some homeowners clearly have a knack for beautiful yards and gardens. Here are a few helpful tips.

- Most successful gardeners enjoy sharing their knowledge.
- When a neighbor helps another neighbor improve his or her property, the value of both properties increases.
- Significant improvement is possible at little cost with expert knowledge such as
 - Picking the right plants for the right place
 - Low maintenance gardening tips.
- For Evergreen-specific issues (like how to deal with our heavy clay soil), a successful neighbor's advice is best.
- Many thriving plants must be "divided" from time to time, meaning there regularly will be surplus copies of flowers best suited to Evergreen, which neighbors can share with neighbors. Get the best plants free!
 - Your neighbor's advice is desirable when deciding which professionals to hire.
 - Who installs the best irrigation system?
 - Who is good at landscape design?
 - Who provides the best lawn service?
- Working together to create beauty and boost property value will increase our "esprit d'neighborhood."

The ECA Board is interested in creating a "Gardening Resource Panel" to share secrets of successful gardening. To start, we simply want a list of Evergreen homeowners with gardening success, knowledge, or enthusiasm to talk to. Send your name, special interest (for example: lawns, perennials), and maybe a note to menken@comcast.net

We also encourage neighbors to recommend their good-gardening neighbors. Our goal is simple: to help make Evergreen the premiere garden community in Woodbury.

2007 Evergreen Community Picnic

By Dan Menken

Evergreen Community Association Board plans to explore your interests during the upcoming year in having a community get-together next summer for all Evergreen residents and their families. Tentative plans call for a "National Night Out" picnic in Evergreen East Park on the evening of Tuesday, August 7th, 2007. Please contact Dan Menken at (651) 493-9656 if you are interested in brainstorming ideas and helping make this community activity a reality.



STANDING COMMITTEE REPORT

This edition spotlights the work of the Evergreen Architecture Review Committee. Its chairperson is Faye Bliese.

In case you are new to Evergreen or have lived in the community for some time but are not familiar with the role of the Architecture Review Committee (ARC), we thought it might be helpful to provide residents with some information about the Committee and its role.

The charter of the ARC is outlined in the Evergreen Association Bylaws—a copy of which many of you received shortly after moving into Evergreen. The Bylaws 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 Protective Covenants state that the ARC shall "be composed of Lot owners appointed by the Board of Directors of the Association and shall have the authority to interpret the covenants, approve or disapprove applications or grant exceptions as the Committee deems appropriate."

As stated above, the ARC's primary responsibility is to interpret and enforce the Protective Covenants that control the development and appearance of Evergreen homes and lots. From a practical standpoint, this really consists of two functions: handling complaints of Covenant violations and approving plans and specifications for all new construction or property improvement.

Covenant Violations

It is important to note that the ARC does not go around looking for Covenant violations. Rather, the ARC can only act based upon the request of a homeowner or the Association Board of Directors. Once the request is received, an ARC member will contact the issuing party for background information. The request will then be reviewed at the next ARC meeting to determine if there is a valid Covenant violation. If the ARC agrees with the request, the homeowner that is violating the covenants will be contacted for remedy.

There are a few issues worth noting regarding Covenant violations.

1. The ARC cannot accept anonymous requests.
2. The ARC will make every attempt to maintain the confidentiality of all requests.
3. In 1999, Evergreen homeowners voted to consolidate 14 different Evergreen covenants into a single set. As a result, something that was permissible under one of the original 14 covenants may no longer be permitted under the current consolidated contract.

Improvement Requests

The ARC examines and approves all plans and specifications for new construction or property improvements. Property improvements are evaluated based upon the Covenants and the appearance of and aesthetic impact on the neighborhood. Ordinary property maintenance does not require the approval of the ARC—provided that maintenance does not substantially alter the appearance of the property.

Below are a few examples of property improvements that need ARC approval.

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

*Considered major improvements

(Continued on page 5)

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Standing Committee Report

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Most Common Violations of the Covenant

Now that you are a bit more familiar with the role of the ARC, here are a few of the complaints the ARC receives most frequently.

Yard/Garbage/Garbage Can: Garbage cans should be put away after garbage pick-up on Thursdays. The Evergreen Covenants require that homeowners store their garbage cans out of plain view of adjacent lots and the street abutting the property.

Clutter and Debris: Please look at your yard--front, side and back. Do you have extra things left out that could be considered an eye sore--such as boxes, old flower pots, last year's piles of old toys, construction waste, old appliances? It is the responsibility of each homeowner to keep his or her yard tidy!

Long-Term Storage of Boats, Campers, Trailers, and more: This is always a tough one. Each year, the ARC investigates and attempts to resolve many complaints about incorrect storage in yards (front, back and side).

Generally, the Covenant prohibits **long-term** storage of items such as boats, trailers, semi-trailers, snowmobiles etc. You may store any of these items on your property for up to 5- days while you load/unload or are preparing for a trip. If you do have your boat or other vehicles out for longer than 5 - days and have an issue that you are resolving, please let one of an ARC committee member know immediately.

Fences: This issue is just as sensitive and critical as the one concerning long-term storage. The state of some residents' fencing is an issue that has generated lots of complaints and concerns. Again, it is important all Evergreen residents think of our neighbors and remember the Covenants. Our covenants are what we agreed to when we moved into or purchased our homes in Evergreen.

Residents may be interested to know that

1. The original intent for Evergreen was not to allow any type of fencing, and it was strongly discouraged by the Covenants---especially where natural vegetation and shrubbery could be used as alternatives to fences.
2. The ARC realizes there are times a privacy fence is required such as when installing a swimming pool. There are very specific rules regarding the appearance of the fence and the types of materials that can be used. Please contact the ARC for approval prior to installing a fence.
3. If you do have a fence, it is your responsibility to keep it looking nice and in repair. We've recently received complaints about fencing that is falling into disrepair. Please be respectful of your neighbors and the community and keep your fence looking nice.
4. For residents on Pinehurst, you are responsible for maintaining both sides of the fences you've built along Pinehurst. If you need to cut trees or clear debris, please insure it is picked up promptly.

Preserving the beauty and value of our community requires the efforts and cooperation of all residents. Let's be sure to abide by our protective covenants. Doing so benefits us all.

We Need Your Articles!

The Evergreen Community Association Newsletter is an excellent communication vehicle for community residents. If you have ever wanted to try your hand at writing, now is your chance. We need articles that are of general interest to the community. Is there an aspiring poet, novelist, award winner cook, musician, or athlete in your house? Do you have an encouraging anecdote to share? Do you have special tips that you believe will help other homeowners maintain the beauty of their yards during the hot and humid summers in Minnesota? If so, we would like to hear from you. Please send your articles to Edna Comedy using the instructions below.



Please send your articles to the Association e-mailbox at the following address:

ecabmo4a@evergreeninwoodbury.org Articles must include your name, date, phone number, and e-mail address where you can be reached.

The newsletter editor reserves the right to edit or omit articles due to space or content. Articles containing anything political, controversial, or religious will NOT be published.

“The covenants require homeowners to store their garbage containers out of plan view of adjacent lots and street abutting the property.”

“Generally, the Covenant prohibits long-term storage of items such as boats, trailers, semi-trailers, snowmobiles etc.”

Realtor's Corner

Residents can look to the Realtor's Corner for current real estate news and trends in the Evergreen community. An article from various realtors will appear in this column and in each edition.

We love living in Evergreen! One of the finest points of residing in this community is the pride residents take in their homes. Making a strong first impression is essential to increasing the desirability of our neighborhood. Here are some suggestions for enhancing the appearance of your home--whether you plan to sell or stay in our wonderful neighborhood:

- **Curb Appeal:** A mowed lawn, trimmed hedges, and weeded garden help create a good first impression. Replace worn screens, clean windows and front door.
- **Neatness Counts:** Clean every room, eliminate cobwebs and dust bunnies. The entryway, kitchen and bathrooms are key areas that warrant special attention.
- **Eliminate Clutter:** To give the impression of larger space, remove and store any unneeded items. A de-cluttered office, closet, or kitchen countertop appears to be larger.
- **If it's Broken-Fix it:** From leaky faucets, squeaky or sticky doors to broken dishwashers, making repairs and routine maintenance will prevent problems in the future.
- **Small Additions-Big Impression:** Think Trading Spaces.: Some new towels, a fresh area rug, a couple throw pillows, a fresh coat of paint, and some new linens can go a long way to brighten a tired space.

"Making a strong first impression is essential to increasing the desirability of our neighborhood."

Evergreen Market Update

Have you occasionally wondered what your home is worth? How does our neighborhood compare to others? If so, check out the latest Evergreen SOLD statistics below. Information presented here was obtained from the Northstar MLS on September 8, 2006.

Address	Date Closed	Sold Price
8023 Somerset Road (CB Burnet)	8/9/06	\$385,000
7947 Pinehurst Road (CB Burnet)	6/23/06	\$400,000
8151 Galway Circle (Counselor)	7/21/06	\$483,000
8242 Emerald Lane (Counselor)	8/31/06	\$511,000

Call us for a free consultation regarding your home's value in today's market!

Jerry and Patti Meras

We Know Evergreen!

Jerry Direct: 651-769-4307 Patti Direct: 651-769-4675

