



Spring 2008

*A publication for the 408 homes of the Evergreen Community Association*

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*It's a beautiful day in Evergreen ...*

# Evergreen Neighborhood News

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

## A Message from the Association president By Chad Julius

I'm not sure how it happened, but I now find myself as the president of the Evergreen Community Association! My first order of business is to extend a special thank you to Chuck Etzweiler, Beth Gale, and Bill Wernecke who have completed their terms on the board. I know I won't be the only one to miss their leadership and insight.

I have the privilege of working with many quality volunteers and would like to welcome newly elected board members, Kathi Peterson, Mike Bjellos, and Jesse Romain. They join Jim Woodward, Jerry Meras, Dan Menken and Teri Apanian as your current board members.

I would like to note that Teri is starting her second three year term and her willingness to volunteer her time is an inspiration.



Chad Julius, the Association's new president, was voted into office at the March board meeting

What do we want to accomplish this year?

That is an interesting question. We have come a long way on the fence and we will be finishing that up this year. It will be nice to put that behind us and start *(continued on page 3...)*

## How Evergreen is Managed by Dan Menken, outgoing president



Our management structure comes from our written rules and evolving activities. Universal and mandatory. The rights and obligations of Evergreen membership are granted by easement on each of our property deeds. Membership is universal throughout our community as are shared responsibilities. (See Roger Smith's story on page 5 about melding 14 separate sets of covenants into the one that runs Evergreen today.) And read our bylaws and covenants at

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

best in Woodbury, as far as I know. Even the priciest neighborhoods with paid managers and dues more than five times our \$70 don't have Evergreen's benefits, including:

- Woodbury's best neighborhood newsletter (which you're now reading)
- Woodbury's best neighborhood website
- Great events, such as the Spring Plant Swap and National Night Out celebration – Ours was the only NNO event in all Minnesota to have a police helicopter visit!

Our services are superior. Benefits delivered to association residents are the

Unmatched seasonal lighting at our entrance *(continued on page 3...)*

## Radio Drive Fence: Out With the “Old” and In With the “New” *by Chad Julius*



Construction activities for the new Radio Drive fence involved

- clearing the site,
- digging the holes for the post footings,
- installing the fence block,
- pouring concrete
- and placing steel reinforcement.

I hope it has been obvious to all that construction of the new fence along Radio Drive has started. Through hard work and neighborhood support, the Evergreen Board was able to retain a contractor, Sierra Exteriors, and start construction in November.

The first order of business was to remove the existing wooden fence, which did not take long since most of the fence had deteriorated beyond the point of offering any resistance.

Construction activities involved clearing the site, digging the holes for the post footings, installing the fence block, pouring concrete and placing steel reinforcement, all of which was made more complicated by the early winter snow and cold. As long as weather cooperates, the current schedule calls for completion of the section of fence north of Pinehurst Road by the end of March, with

the south section and entire site clean-up by the end of April.

It should be noted that construction activities started when the Evergreen homeowners along Radio Drive paid for approximately 50% of the total fence cost. We did not retain the contractor until this money was collected.



Now it is time for the continued support from the entire Evergreen neighborhood. The special assessment of either a onetime fee of \$125 or five year payments of \$35 per year will take care of the loan from Anchor Bank that helped finance the remaining portion of the fence.



This new concrete fence has the aesthetic appeal that the Evergreen community should be known for and will be something we can enjoy for a lifetime.

Thank you for all your support and your patients.

## Treasurer’s Report: 2007 Year-end Financials *By Bill Wernecke*

It was a very successful year financially for the Evergreen Community Association. In addition to meeting our annual operating budget, the Association also successfully approved and financed our large fence project.

### Base Operating Results (excluding fence cashflows)

Dues Payments Rec'd	\$30,611
Operating Expenses	<u>\$29,715</u>
Net Cashflow	\$ 896

2007 revenue was strong: Over 91% of residents made their dues payments, and we were able to collect a handful of past due amounts from 2006. Additionally we sold space in our two newsletters and received higher interest income based on our higher cash balances at the bank.

Expenses were within expectations and included no surprises. In addition to our normal, on-going operating expenses, in 2007 we made a one-time upgrade to our monument lightning, and we financed *continued on page four...*

## President's Message *(continued from front page)*

Residents are encouraged to... "make the necessary changes in order that Evergreen will continue to be a desirable place to live and raise a family.

moving towards other topics of consideration. Based on our annual meeting in February, these items are the mailboxes and the consolidating trash haulers.

I found it interesting that these two items have been showing up on "Message from the President" since May of 2001. At that time, the current president, Bill Fetter, introduced that the items the ECA Board

was considering were: "1.) An Evergreen Mailbox Program and 2.) A potential survey of trash haulers..." Seven years later, we are still considering these topics.

So my message is simple. The ECA Board will provide some recommendation this year and I urge you to make the necessary changes in order that Evergreen will continue to be a desirable place to live and raise a family.

## How Evergreen is Managed *(continued from front page)*

- The new Radio Drive fence which makes our main entrance and public face especially attractive.

Modest cost = volunteer based. At \$70, Evergreen dues are probably the lowest of any neighborhood association in Woodbury, even with the short-term \$35 fence surcharge. Top services are delivered at a modest cost because of broad *volunteer* effort, an estimated 2,000 hours in 2007.

Board of Directors. The unpaid board has nine members serving three-year terms with three members elected each year. The board meets the second Monday of each month at City Hall at 7:00 PM to oversee activities. Residents are welcome to attend.

Committees. By far the most distinctive feature of Evergreen are the committees that provide long-term continuity and depth of expertise not available from the board alone. Board members are elected representatives, but committees sustain our community.

tectural Review: Faye Bliese, Chair

Maintenance: Chuck Etzweiler

Safety; Jim Woodard, Chair

Social: Open: Beth Gale (National Night Out, etc.)

Welcome; Anne Marie Velte

Radio Drive Fence: Chad Julius

Trash Hauler Consolidation: Bill Wernecke

Website administrator: Peter Halden

Database administrator: Lana Strub

Newsletter editor: Beth Reedy Hanson

Communications: Molly Calkins (Directory)

Phone tree manager: Jim Woodard

Plant Swap: Chip Allen, Chair

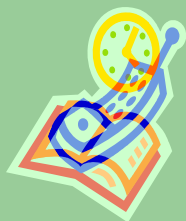
*Thank you* to the many, many residents whose effort makes Evergreen the fine neighborhood we all enjoy.

## New Directories Now Available

An updated reference to use for locating neighbors...

The latest edition of the Evergreen directory was released at this year's Annual Meeting and the rest were hand delivered to homes in March.

Many thanks to Molly Calkins for editing and coordinating deliveries. If you did not receive one yet, contact Molly at [mollyg17@hotmail.com](mailto:mollyg17@hotmail.com) or 330-4051.



our community picnic all within our budget.

Annual maintenance dues were \$70 and the Board voted to not increase them for 2008. Our \$70 annual dues are among the lowest of any community association in Woodbury.

2007 Fence Summary: The fence project has been successfully financed and it appears we will be able to pre-pay a significant portion of our bank loan in 2008 and reduce our interest expense.

A special fence assessment to pay for the term loan from Anchor Bank was approved in 2007 and became payable in early 2008. As of this writing, nearly 70% of residents have made their dues payments for 2008, and of those, 70% chose to pay the one-time discounted \$125 fence payment rather than the 5-year \$35 payment option. The cash from these one-time payments is giving us the flexibility to pre-pay our term loan (without penalty), saving us interest expense.

Fence Costs	Removal of existing fence block materials	4,500
	Block materials	42,000
	Construction	77,000
	Total fence costs	124,000

Source of Funds	Radio Drive residents	48,000
	ECA capital savings	29,000
	Term loan (5 yr. term)	47,000
	Total sources	124,000

The cash from the one-time (\$125 fence) payments is giving us the flexibility to pre-pay our term loan (without penalty), saving us interest expense.

Thanks to all of you who have made prompt dues payments in 2008. If you have not yet sent in your 2008 dues, please do so immediately.

The Evergreen Community Association is in good financial shape as we go into 2008 and beyond.

## Trash Consolidation Initiative

Make the switch now; help enhance Evergreen & save

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

The benefits of consolidating service would be less: traffic, wear and tear on our aging streets, noise throughout the day and less risk for our children at bus stops and at play. Additional benefits would be consistent pick up times and cheaper prices for residents.

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

### 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 1/2 price for new customers
Troje	10.50	13.20	15.20	3 mo free (2 yr commitment for new customers)



Switching is easy. Just call either Tennis (651) 459-1887 or Troje (651) 459-8223. Already a Tennis or Troje customer? Be sure to call and get the Evergreen Rate.

# ECA—The Beginning

## Part I - Development of the Neighborhood

By Roger Smith

...No organization existed to take on these legal obligations and further, no one knew exactly how to set one up.

You may not know that at one time, Evergreen was a Christmas tree farm located in the middle of farm land. There were virtually no developed neighborhoods east of 494 and other than the occasional farmhouse, there wasn't a single house east of Radio Drive. Many of the roads, including Radio Drive, were unpaved, topped only with gravel.

By the mid 70's the tree farm had matured into many tall evergreens not particularly suited for Christmas trees anymore when Dan Dolan, the developer of Evergreen, saw its potential to become an attractive upscale residential neighborhood. He purchased the land and in the late 70's began development of the area in phases or as he called them, "additions."

The number of homes in each addition varied widely, with as few as five homes in the 11<sup>th</sup> addition to as many as 60 homes in the 6<sup>th</sup> addition. Each addition had its own set of covenants intended to maintain strict control over the type, size, design, quality of materials and use (residential only) of homes built in Evergreen. The covenants also were aimed at maintaining the unique character and charm of the densely treed neighborhood and regulated things such as fence construction, mailbox design and storage of items like recreational vehicles, trailers and other items.

The Covenants were enforced by the Architectural Control Committee, which essentially was Mr. Dolan. Mr. Dolan took an active interest in making Evergreen become and stay the neighborhood he intended and over time, he established other practices to ensure achievement of his vision



You may not know that at one time, Evergreen was a Christmas tree farm located in the middle of farm land.

of, in his words "a first class neighborhood." He strictly limited tree removal except for diseased or dying ones or where safety issues might be involved. He also politely but firmly made sure residents did not let lawns deteriorate or become weedy, nor did he allow construction of unattached garages and outbuildings. Some of these newer practices were added to the covenants in the new phases as they were developed.

The 14<sup>th</sup> and last addition in Evergreen was completed in the mid 90's when construction of the 408<sup>th</sup> home was finished. By that time, each of the 14 development phases had its own set of covenants and because of changes over the years, each was similar, but not identical to, the other 13 sets of covenants.

However, around the time that the last homes were being built, several neighbors saw that there was at least one requirement that was contained in all 14 sets of covenants. That was, when the last house was built, the residents of Evergreen would become legally responsible for enforcing the covenants and maintaining the Evergreen neighborhood.

No organization existed to take on these legal obligations and further, no one knew exactly how to set one up. There were 14 different additions with 14 sets of covenants and because the original covenants had made no provision for dues, once Mr. Dolan completed the development, there would be no money to pay for the costs that would be incurred from providing maintenance of the neighborhood and enforcement of the covenants.

An association had to be set up, but what would be involved and who would do it?

In the fall Evergreen Newsletter:  
Part 2 BIRTH OF THE ECA



## Second Annual Plant Swap

Meet & greet your neighbors on May 10 whether or not you exchange plants! **By Chip Allen**

If the winter has not been too harsh, we expect to be able to supply several varieties of Hostas, Calla Lilies, Coneflowers, Turtleheads, Pachysandra, Iris, Mums, Peonies, Woodland Poppies, Lamium, Yellow Violets, Stella D'Oros, etc.

Even if you're involved in a yard sale on May 10, hand the cash box over to the neighbor kid for an hour and come and see what's happening. at this year's plant swap on Saturday, May 10th, 10:00 AM - Noon at Chip and Barbara Allen's, 1544 Tamberwood Trail.

You do not have to bring plants to participate (cookies or other treats would be very welcome!) Feel free to just come to meet neighbors or fellow gardeners; the event is social and informational. Coffee will be provided.

In case of rain, I will hold the event in my garage

If you want to bring something, plants can be secured in a number of ways:

- Divisions of existing plants. For instance, irises need to be divided every few years for maximum bloom
- Hostas are excellent candidates for splitting, but 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 labeled and placed in a container or baggie. Extra credit can be earned by including a picture and description, perhaps printed off the web.

There will also be an information table with catalogues, promotional materials from favored vendors (kickbacks graciously accepted) as well as educational materials for such things as container gardening, baskets and window boxes and fighting deer and rabbits.

If the winter has not been too harsh, we expect to be able to supply several varieties of Hostas, Calla Lilies, Coneflowers, Turtleheads, Pachysandra, Iris, Mums, Peonies, Woodland Poppies, Lamium, Yellow Violets, Stella D'Oros, etc.

*If you think you will attend, please e-mail me at [Andrews.Allen@thomson.com](mailto:Andrews.Allen@thomson.com) as the date approaches.*



The inaugural plant swap last spring attracted around 40 gardeners and curiosity seekers, which, by any measure, warrants an encore.

## Tamarack Swamp Nature Preserve Tour

← See schedule: Thursday July 10, 6:30 - 8:30 PM

Plan ahead for this enlightening and educational event for all ages about an important natural environment directly adjacent to our neighborhood.

Please register for this tour by calling Shelly at 651-792-7965 or emailing [shelly@rwmwd.org](mailto:shelly@rwmwd.org) by 4:30 pm on July 6th.

Handouts and light refreshments will be provided!

### Nature Preserve Tour Schedule July 10

6:30: Meet at Tamarack Nature Preserve Parking Lot (just north of the Valley Creek Rd & Tower Dr. intersection)

6:40: Walk through Preserve to identify plants

8:00: Arrive at PFS Treatment Pond

8:30: Tour ends

# Evergreen Real Estate Market Update

## By Jerry & Patti Meras, Realtors® and Evergreen Residents



**Edina  
Realty**



No doubt you've noticed the change in the housing market. We are frequently asked about homes for sale in Evergreen and what homes have sold

for in our neighborhood. Following is a summary of properties sold in Evergreen from January 2007 through March 12, 2008. All information is from the Northstar MLS-March 12, 2008.

<b>Address</b>	<b>Sold Price</b>	<b>Closed</b>
7769 Somerset Rd (CB Burnet)	\$287,900	6/29/07
1240 Tamberwood Tr (CB Burnet)	\$319,000	1/31/08
1285 Belmont Dr (CB Burnet)	\$340,000	1/5/07
1284 Kenilworth Ct (Relo Center)	\$340,000	4/27/07
8184 Galway Rd (Re/Max Adv. Plus)	\$352,000	7/10/07
1293 Kenilworth Dr (KW Premier)	\$360,000	2/23/07
8193 Galway Rd (CB Burnet)	\$360,000	7/12/07
7857 Somerset Ct (Union River)	\$370,000	5/25/07
1339 Donegal Dr (CB Burnet)	\$379,000	2/16/07
8350 Emerald Ln (Edina Realty)	\$389,000	4/20/07
1460 Donegal Dr (Edina Realty)	\$412,000	12/28/07
1399 Belmont Dr (Edina Realty)	\$415,000	9/4/07
8050 Galway Rd (Edina Realty)	\$415,958	7/19/07
8128 Galway Rd (Counselor Realty)	\$417,000	7/31/07
7879 Somerset Ct (Re/Max Results)	\$470,000	8/3/07
1396 Tamberwood Tr (Counselor Realty)	\$475,000	3/30/07
1312 Donegal Dr (Edina Realty)	\$490,000	2/28/07
1692 Tamberwood Tr (Edina Realty)	\$580,000	7/20/07

**Jerry & Patti Meras**

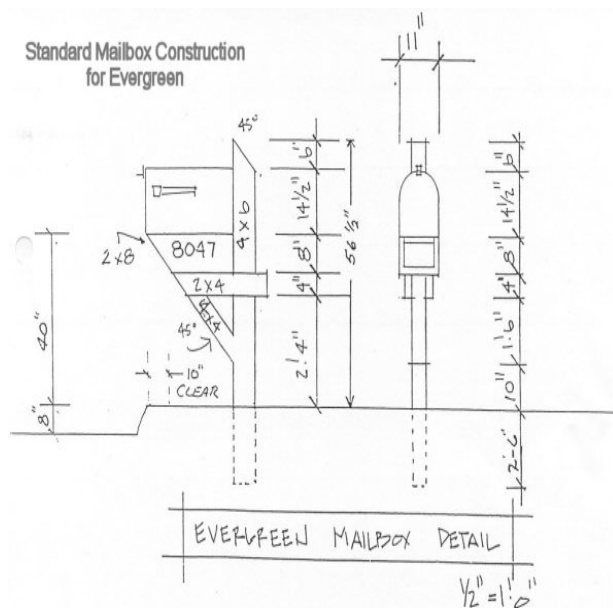
The Difference Between "For Sale" & "Sold"  
651-769-4307 (Jerry) • 651-769-4675 (Patti)

## Repair, Replace That Old Mailbox

By Jeras Meras

One of our Association's goals for 2008 is to repair or replace our aging mailboxes. Well maintained, freshly painted mailboxes add to our homes' curb appeal, as well as the overall image of our neighborhood. It is in everyone's best interest to maintain the beauty and value of our community.

Here are the construction specifications for mailbox replacement. You may also contact one of our neighbors Dave Klemmensen at (651) 739-1704 and he will build you a brand new mailbox stand for \$175.00.





Evergreen Community Association  
 P.O. Box 25603  
 Woodbury, MN 55125

This issue of the Evergreen  
 Neighborhood News has been  
 generously sponsored by Jerry  
 & Patti Meras



[www.evergreeninwoodbury.com](http://www.evergreeninwoodbury.com)

### UPCOMING EVENTS

**Neighborhood Meet & Greet Plant Swap**  
 Saturday, May 10, 10:00 AM - Noon  
 1544 Tamberwood Trail  
*See page 6*

**Tour of Tamarack Swamp**  
 Thursday, July 10, 6:30 - 8:30 PM  
 Meet at Nature Preserve Parking lot  
*See page 6*

**2<sup>nd</sup> Annual National Night Out**  
 Tuesday, August 5, 5:30 PM  
 Evergreen West Park  
 Call 493-9656 to volunteer



**Ongoing: The Evergreen Board of Directors  
 meets the Second Monday of each month  
 7:00 PM at Woodbury City Hall.**

"Teri Apanian (*right*) is starting her second  
 three year term ECA as board secretary  
 and her willingness to volunteer her time is  
 an inspiration." *Chad Julius, ECA president*



*(left)* Long time resi-  
 dent Hazel Harder  
 greets newcomers  
 Cindy and Bill Hand-  
 werk at the 2008 ECA  
 Annual Meeting. The  
 next meeting will be  
 held in February '09.