

Monthly Community Status Report

Evergreen Cooperative

Meetings 4th Monday 6:00 PM

Reporting Period: January 2026 | Prepared for: Board of Directors

1) Community Snapshot

Property Statistics	#	Lot #	Notes
Total lots	158		
Occupied lots			
Vacant lots	1	8 Lexington	Rent being paid
Total members	155		
Total non-members	1	5RR	Sold at Tax Sale
Total Rehab/Investor	2	30 PP and 204 MP	
Abandon Home	0		
Homes listed for sale	11	Powderhorn: 15, 30 Independence Way: 203,209,217, Molly Pitcher: 214,222 Revolutionary Road: 12	

2) Occupancy & Membership Detail

Category	#	Lot #	Notes
New move-ins (this month)	2	222,232 IW	Lease signed
Move-outs (this month)	0		
Pending applications	0		

3) Homes for Sale Inventory

Address/Lot #	Home Type	Listing Price	Listing Date	Status	Notes

4) Delinquencies & Collections Status

# of Homes in Delinquent Status	# of Homes in pay plans)	# of Homes with a Landlord Tenant Complaint
11 Members delinquent in Jan Rent	1	5 Landlord Tenant Filed for non-payment

5) Capital Improvement Plans & Maintenance

Project	Scope/Description	Budget	Funding Source	Status	Target Completion
Sewer	DESSCO Vendor		PHARE Grant	Permit Approved	
Fire Hydrants	Exercise fire hydrant valves annually- Belleview Pump sourced for Vendor			WAITING ON ESTIMATE Wayne will ask Fire DEPT	
Locating Curb Stops	Locate, map and exercise curb stops- Belleview Pump sourced for Vendor			Mark working on this	
Trees	21IW 25PH-Tree Branches		Operating	Band tree or remove 1 quote received (vendor insurance issue) more quotes requested Cole working on getting Vendor packet completed and Quotes	
Driveways	25 Powderhorn				Spring 2026
Water Valves	Install loop isolation valves. If this gets done place on a yearly maintenance to exercise with fire hydrants				
Electrical	Pedestal Repairs 229, 227 Molly Pitcher 233IW Total of possible 4 need replaced		CIP for 1 maybe 2 repairs		

6) Documented Complaints

Date	Resident Name	Address/Lot #	Complaint Category	Description	Resolution/Status

7) Risk & Compliance Notes *Note any incidents, inspections, insurance claims, or compliance updates (e.g., safety, licensing):*

Incident	Claim #	Date

8) Key Decisions Needed from BOD

Decision/Approval Requested	Background & Options	Deadline
PMI Liaison	1 person to report issues to PMI	
Rule Enforcement	PMI Send Friendly for Winter Maintenance, Comply by April 15 th , 2026	Mid-February to draft letters

9) Recording for BOD Meeting minutes

Snap Shot
15 Flintlock leak repaired.
8 Lexington-as of now no home, still needs to comply with maintenance per lease

Summary of Key Issues

Issue	Recommended Action	Status	Priority
Speed Limit Signs Requested for RR and PP			
Bank Maintenance behind 197 IW			
Driveways IW: 202, 220, 8			
Sidewalks 16LX, 6PP			
High = Red, Medium = Orange, Low = Green			

Board Comments & Notes

- 1) PMI to start using the rules enforcement policy- spoke about on 12/11/2025 work session: Maureen and Michelle to look it over and bring back recommendations to the group next work session.

- a. PMI will gather inspection reports and send out friendly winter maintenance letters, homeowners will need to have a snapshot of what needs to be done and plenty of time to prepare. Letters will be sent no later than Mid-February and a comply date of April 15,2026.
 - b. Homeowners not able to comply by deadline will need to send something in writing to PMI asking for an extension. PMI to send to BOD for approval.
 - c. Homeowners who are not able to comply and have NOT asked for an extension will be sent a 1st violation letter with another deadline to comply with the date. If still not complied with a 2nd violation will be sent and BOD will decide to file with local district justice to bring lease violations to address in court.
- 2) Orientation/Lease signing—PMI to manage making sure that the lease transfer is in place before lease signing. Board to consider adding a provision to the bylaws and rules to make this a requirement before moving into a home.
- a. PMI is already doing the necessary to inform all applicants how to proceed after approval.
- 3) Resale certificate to be revised in Workshop
- 4) PMI need to get a tow truck company for abandoned inoperable vehicles

Approved Vendors

K.L. Fulford	Water and Sewer Operations
PA Rural Water	Leak Detection
Allstate Septic	Sewer Pumping
Otts	Lawn & Snow
Bellview	Water & Sewer Line Repairs