

Wisteria Park Homeowners Association, Inc
c/o Argus Property Management, Inc.
2477 Stickney Point Rd, Suite 118A, Sarasota FL 34231

January 2017

Dear East Side Homeowners:

A new landscape company – West Bay Landscape Inc. – has taken over landscape operations in Wisteria Park as of January 1, 2017. The Wisteria Park Homeowners Association (WPHOA) Board of Directors wishes to take this opportunity to review the extent and limitations of landscaping services provided to East Side homeowners under the provisions of the Declaration of Covenants, Conditions and Restrictions for Wisteria Park and the contract with West Bay.

Many of us believed when we bought our homes that, “maintenance-free” implied “totally care-free” which, of course, is not the case. The more accurate reality, then and now, is that some “specified and limited landscape maintenance services” are provided to East Side homeowners but homeowners themselves are ultimately responsible for maintaining their properties and landscape in good condition as required by Section 7.02 of our Declaration. These conditions remain unchanged.

Homeowners are thus responsible for:

- The ongoing monitoring of the landscape health of their property – particularly turf;
- Seasonal residents should ensure that a house sitter, friend or neighbor will keep watch over their turf and shrubs and check periodically on irrigation (a few inexpensive precautions now could save thousands in unanticipated expenses later);
- Obtaining permission from the Architectural Review Committee (ARC) to make landscape or structural changes to their property including tree removal and dead or diseased plant removal or replacement;
- ARC modification request forms are available online at <http://www.argusmgmt.com/clients/pdfs/Wisteria%20Park%20ARC%20Request%20Form%2001012.pdf> and completed forms should be sent to the Wisteria Park property manager (Steve Brockenshire, steve@argusmgmt.com);
- Approval of requested modifications is valid for six months after which resubmission of the request is required if the work is not completed by that time;
- Plantings in existing beds may be replaced without permission, however, if the plants are listed in the Florida-friendly Plant Database at <http://www.floridayards.org/fyplants/index.php>;
- Ensuring that aquatic vegetation is not removed from ponds if their properties border a pond (Wisteria Park is subject to the Southwest Florida Water Management District (SWIFMUD) rules and regulations (Covenant, Article 10.12 Environmental Protection).

The “specified and limited landscape maintenance services” to be provided by the WPHOA's contract with West Bay can be grouped under five categories:

Turf	<ul style="list-style-type: none"> • Mowing grass, trimming and edging around curbs, driveways, trees and planting beds, blowing clippings, removal of debris; • Fertilization, herbicide and pesticide applications;
Shrubs and Planting Beds	<ul style="list-style-type: none"> • Trimming / pruning (hedges usually to window sill height); • Edging; • Fertilization; • Weed control through manual and chemical methods; • Installation of mulch;

Wisteria Park Homeowners Association, Inc
c/o Argus Property Management, Inc.
2477 Stickney Point Rd, Suite 118A, Sarasota FL 34231

Trees	<ul style="list-style-type: none"> • Pruning tree trunks to a height of approximately 8 feet; • Removing suckers from the base of trees; • Trimming palm trees under a height of 15 feet; • Trimming of palms over 15 feet high, with the additional cost built into your supplementary landscape assessment;
Irrigation	<ul style="list-style-type: none"> • Checking the operation of sprinkler heads and rotors monthly; • Replacing non-functioning sprinklers, rotors, timer boxes, solenoids and valves; • Trimming around sprinkler head collars to ensure grass does not interfere with the proper operation of the sprinkler;
Disease and Insect Control	<ul style="list-style-type: none"> • Monitoring and diagnosing problems in turf, shrubs, and hedges; • Providing special additional applications to treat and control problems.

Considering uncontrollable factors like drought conditions, record warm temperatures, infestations of insects and new diseases as well as irrigation shortfalls, no one, including the WPHOA or its landscape contractor, can guarantee that our landscape is going to be in good condition all the time. **In fact, since irrigation is critical to the upkeep of the Wisteria Park landscape, effective January 1, 2017, the repair or replacement of damaged irrigation lines, worn-out or non-functioning irrigation timer boxes, valves and solenoids, as identified by the landscape contractor, will be the responsibility of the Wisteria Park Homeowners Association.**

Our landscaper is bound by contract to provide the services scheduled in the contract; only if it can be proved that the contractor failed to provide the contracted services would it be possible to hold the contractor accountable for damages. It should be noted that the West Bay contract for Wisteria Park common areas provides for exactly the same services. A town hall meeting for homeowners to meet West Bay will be scheduled soon. A landscape service schedule is attached for information.

If you have any questions, concerns or suggestions, please contact me and I will get back to you as quickly as possible within the week. My contact information is below.

The WPHOA Board hopes that 2017 will be a good year for all.

On behalf of the Board of Directors,

Steve Brockenshire

Steve Brockenshire
Property Manager
Wisteria Park Homeowners Association
941-927-6464, x139
steve@argusmgmt.com

Attachment: West Bay Landscape Inc. schedule of services