



Homeowners Association
Newsletter

July - August 2015
Vol. 3 Issue 4

Responsibilities

The document entitled *Declaration of Covenants, Conditions and Restrictions for Wisteria Park* is a 98-page set of instructions for the on-going fiscal and physical maintenance of Wisteria Park. It was provided to all original homeowners as part of their purchase agreement and can be found on the Argus Management/Wisteria Park Web site at www.argusmgmt.com. It sets out the various responsibilities of the Homeowners Association for the maintenance of common areas and of homeowners for their individual properties and other adjacent areas.

Grounds Maintenance and "Adjacent areas"

For example, did you know that the *Declaration* states that "...each owner shall routinely maintain any sodded or landscaped areas adjacent to his...Lot"? These areas run from lot lines up to the edge(s) of pavement and/or exterior boundaries. In most cases, these adjacent areas are the landscaped strips along the street in which our mail boxes are placed as well as the strips along the back or sides of property next to fences.

Surface Water and Drainage

The surface water management system is an important consideration in Florida and a number of articles in the *Declaration* deal with this issue and prohibit, among other things, the "...excavation of...soil...in such manner as to affect the surface".

To find out more, why not add the *Declaration* to your summer reading list – it is worth a look!

2015 Calendar of Events

July 27 (Monday) – 6:30 pm – ARC
July 27 (Monday) – 7:00 pm – Board
August 24 (Monday) – 7:00 pm - Board

(ARC meetings on an 'as required' basis through the summer)

Board and committee meetings are held at Christ Episcopal Church, 4030 Manatee Avenue West, Meeting Room #1.

All meeting notices and agendas are posted on the Argus website and on the Wisteria Park notice board at the community pool a minimum of 48 hours in advance.

Minutes of Annual and Board meetings are available on the Argus Management Web site. at <http://www.argusmgmt.com/>

Landscape Lore

The Manatee County Extension Service is an educational program within county government which brings the resources of the University of Florida to Manatee County. The Extension Service is a partnership involving the United States Department of Agriculture, the University of Florida and Manatee County. The Extension was established nationally in 1914 (in Manatee County in 1918) and has a proud history of service to all citizens. Samantha Kennedy, the County Extension Director, is dedicated to providing us with the best horticultural information based on the latest university research. She can be reached at (941)722-4524 ext. 230 or by e-mail at skennedy@ufl.edu.

For more information on the numerous activities and information sessions organized by the Extension Service, consult their Web site at <http://manatee.ifas.ufl.edu/>. at <http://blogs.ifas.ufl.edu/manateeco/>. And if you don't mind articles about the creepy crawlies in our environment, have a look at the Extension Service blog which contains, along with a recipe for Banana Worm Bread, profiles of the Extension Service staff.

A Word from the Editor



Water and Irrigation Systems

Marian Wilkin sent us a note from the Manatee County Extension Service about classes they are providing on Water Conservation, Landscaping and Irrigation Systems.

Topics include:

- Irrigation with water conservation in mind,
- Landscape tips for water conservation,
- Taking the mystery out of micro-irrigation, and
- Ground covers – plants that work.

Day and evening sessions are provided once a month from July through November.

Go to <http://manatee.ifas.ufl.edu> and click on the "Calendar of Events" to see the schedule and sign up.

Thanks Marian!

2015 Board of Directors

Barbara Morsch – President
Blanca Moscoso – Vice President
Bob Harcourt – Treasurer
Gail Larose – Secretary
Norman Abbott – Member at Large

2015 Architectural Review Committee

Norman Abbott – Chair
Gail Larose – Secretary
Barbara Morsch – Member at large

Household Hints

No solicitation

From time to time, uninvited callers ring our bells or leave flyers on our doors or in our mail boxes. Whether or not we want these unsolicited intrusions, they are a fact of life in a community with public rights of way like Wisteria Park. If you have been bothered by a caller or a flyer, please let the Wisteria Park Manager, Iris Zieler, know by e-mail or a call (see contact information below). She will contact whichever company is responsible and ensure this sort of activity stops.

Mail boxes

The Homeowners Association has a limited number of new mail boxes available as replacements for "last legs" only situations. Please contact the Manager (contact information below) if your mail box needs refurbishment.

In the meantime, a liberal application of a car wax like ArmorAll Butter Smooth should restore the luster.

Board Bits

Summertime and the living is easy, so it's said. The Board, however, has not been vacationing but has been continuing its effort to tackle the myriad challenges facing Wisteria Park. One of these was the repair of a tank in the pool room to prevent a profuse chlorine leak. We are glad to say the damage has been contained and further upgrades to pool room equipment is being planned.

A major concern has been the ongoing whitefly infestation that has damaged so many ficus hedges. Ficus in common areas will be pruned and treated shortly. Look for further communication about the protocol the Board has adopted to inform homeowners of the need to treat plants on their property in order to keep Wisteria Park as free as possible from this pest.

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Question? - Contact our Community Association Manager

Iris Zieler – iris@argusmgmt.com or 941-927-6464, ext. 128
Visit Argus Management's website at www.argusmgmt.com, click "Client Login", "Wisteria Park", and enter password "wpa" to access meeting agendas, minutes, financial reports, rules, forms and other community information.