



Homeowners Association
Newsletter

January 2017
Vol. 5 Issue 1

Landscape Lore

New landscape contractor

Wisteria Park's new landscape contractor for common areas and East Side properties for 2017-2018 begins work on January 9, 2017. West Bay Landscaping aims to maintain and restore Wisteria Park's natural beauty but we all have some challenges facing us.

Common area and East Side grass

A major problem is the condition of our turf. A drive down 17th Avenue NW shows that we are not alone in facing parched, weed-ridden lawns but this is small comfort. West Bay plans to spray in the first two weeks of January to try to bring weeds under control. We should see some improvement by the end of the month. West Bay is also prepared to provide estimates to East Side homeowners to replace sod that is past saving. Mowing will generally be done on Thursdays depending on the weather (once every two weeks from November to March starting January 12, 2017 and every week from April to October).

Common area and East Side irrigation

West Bay will also be adjusting irrigation timers to optimize the flow of reclaimed water so that all can benefit equally from Manatee County's water conservation policy. East Side homeowners are requested not to alter irrigation timers once they have been set. However, one-off watering during the day is possible if homeowners feel that some areas of their property need extra water.

Consistency

West Bay points out that consistency is the key to successful landscape maintenance. We look forward to a "fruitful" relationship and a "thriving" new year.

2017 Calendar of Events

January 23 (Monday) – **4:00 pm** Annual General Meeting

January 23 (Monday) – 5:00 pm Board Meeting

February 27 (Monday) – 4:00 pm Board Meeting

(ARC meetings are on an 'as required' basis)

Meetings are held at the West Manatee Fire and Rescue District Annex Building Meeting Room, 6417 3rd Avenue W, Bradenton 34209.

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.

A Word from the Editor

Our editor, Bob Harcourt, is off this month recovering well from successful heart surgery. We wish him all the best and look forward to seeing him back at this spot soon!

Please be on the lookout for the landscape letter usually sent to all Wisteria Park homeowners in the fall every year. The timing is late this year because the Board wanted to include information about our new landscaper, West Bay Landscaping. Please be sure to read the letter when it arrives since it contains important information about the scope of responsibility of homeowners, our landscape contractor and the homeowners association. It also has the full West Bay schedule of landscape services for 2017.

Bob has also asked us to convey to all his sincere wishes for a happy 2017!

More Landscape Lore

Pruning

Some homeowners prefer to handle some of their own shrub pruning. If you are one of these, you should contact the property manager (see address below) to ask to be put on West Bay's "special treatment" list. West Bay will do its best to respect homeowners' wishes in this regard.

However, its pruning practices meet stringent horticultural industry standards and conform to the characteristic of the plant in question. For example, hedges under windows are usually trimmed to sill height. The West Bay schedule includes pruning every six weeks from April to October and then every other month from November to March. This year, pruning will begin in the first week of January.

Landscape schedule

West Bay's schedule for 2017, including mowing, weeding, pruning, fertilizing and palm trimming, is attached to the annual landscape letter and is also posted on the Wisteria Park Web site. West Bay will maintain this schedule as much as possible although Mother Nature may require some adjustments from time to time.

Violations

In January, the Board intends to initiate an orderly process to deal with violations of the Declaration of Covenants, Conditions and Restrictions for Wisteria Park, the Rules and Regulations and the Residential Community Design Guidelines. In future, notices of violations, whether made by a member of the Board or a homeowner, must be forwarded to the property manager (address below) on the form available on the Web site, quoting the clause or rule number of the infraction. If the violation is verified, the relevant homeowner will be contacted and informed about action to be taken.

Homeowners are encouraged to act now to avoid a notice (replace burned out pole lamp bulbs, remove prohibited items from the fronts of properties, including fruit and citrus trees and eliminate dead plant material). Let's work together to keep Wisteria Park beautiful and safe for all.

2016 Board of Directors

Barbara Morsch – President

Bob Harcourt – Treasurer

Gail Larose – Secretary

Mike Zelle – Member at Large

Donna Burbidge – Member at Large

Board Bits

The new 2017 Wisteria Park Homeowners Association Board of Directors will be constituted at its first meeting immediately after the conclusion of the Wisteria Park annual general meeting on Monday, January 23, 2017. The main order of business will be the designation of officers.

The increased 2017 budget that was passed last November covers the slightly higher cost of a new landscape contract (locked in for two years). The increases amount to a little over one percent for west-side and about two and half percent for East Side homeowners. The quarterly cost for East Side basic landscaping services compares very favorably with monthly individual landscaping costs.

Also included in the budget are amounts to cover ongoing projects like painting the pool house and gazebo, upgrading and replacing selected palm trees, adding plants to pond perimeters and upgrading pool security.

Annual General Meeting

The Wisteria Park Homeowners Association annual general meeting will take place on Monday, January 23, 2017 at 4:00 pm at the West Manatee Fire and Rescue District Annex Building Meeting Room, 6417 3rd Avenue W, Bradenton 34209.

The second notice of the meeting has just been sent out. All Wisteria Park homeowners are invited and welcome to attend. If you will not be able to attend in person, please make sure that your proxy is provided to the property manager (see address below) or to a neighbor who will be attending. It is important that we have a quorum in order to conduct the usual business of the annual general meeting.

Got books?

Anyone interested in joining the Wisteria Park book club? Contact Donna Burbidge for more details at donnaburbidge@gmail.com.

2016 Architectural Review Committee

Mike Zelle – Chair

Gail Larose – Secretary

Barbara Morsch – Member at large

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Homeowners Association
Newsletter

Published Bi-monthly

Bob Harcourt, Editor

Question? - Contact our Community Association Manager

Steve Brockenshire – steve@argusmgmt.com or 941-927-6464, ext. 139
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.