



Homeowners Association
Newsletter

February 2017
Vol. 5 Issue 2

Landscape Lore

Meet the landscaper

A meeting with West Bay Landscaping is being organized so that homeowners can discover our landscape contractor's approach to landscape maintenance and management. It will also provide an opportunity for homeowners to ask questions and get expert answers. The meeting will be held at the West Manatee Fire and Rescue Annex Building Meeting Room.

Watch for an e-mail announcement of the date and time of the landscape "town hall" meeting that will be sent to homeowners.

Irrigation

Water, water all around and not a drop to drink ...

These words were written in the 18th century by Samuel Coleridge but they are just as relevant as ever in the 21st century in Wisteria Park. Surrounded by water, Manatee County nonetheless considers water conservation to be one of its highest priorities – see

<https://www.mymanatee.org/home/government/departments/utilities/potable-water-system/water-conservation.html>.

This affects Wisteria Park in many ways: the flow of reclaimed water for irrigation, the cost of water for the community pool, the maintenance of our ponds that are subject to the regulations of the Southwest Florida Water Management District (SWFWMD) and the supply of potable water for drinking, cooking and laundry.

In the coming months, the Board will explore a pond, irrigation and water conservation strategy for Wisteria Park.

2017 Calendar of Events

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

SRO @ WPHOA AGM

It was a boffo event! A huge thanks to the standing-room-only crowd of Wisteria Park homeowners who attended the Annual General Meeting on January 23. Their presence made it possible to pass a resolution to carry over a surplus that resulted from events outside the control of the Board - a late invoice and some unanticipated under-budget projects.

The President, Treasurer and Chair of the Architectural Review Committee all presented positive reports of 2016 activities that included refurbishing the community pool furniture, installing three new park benches in the gazebo and play area, repairing a pool leak that was incurring expensive water bills, publishing seven issues of the Wisteria Park Newsletter, approving 16 modification requests and negotiating a new landscape maintenance contract. The 2016 activity report will be posted on the Wisteria Park Web site at www.argusmgmt.com (click "Client Login", "Wisteria Park", and enter password "wpa").



A wintry January day, Wisteria Park 2017

Board Bits

New Board Members

A two-year tenure on the Wisteria Park Homeowners Association Board of Directors provides continuity as well as regular turnover. For 2017, two positions were available on the Board and two candidates volunteered. Donna Burbidge and Steve Moyer were thus acclaimed as new members of the WPHOA Board at the Annual General Meeting on January 23. Congratulations to them both! Continuing members are Bob Harcourt, Gail Larose and Mike Zelle.

A special motion passed unanimously to thank outgoing President, Barbara Morsch, for her many years of good-humored care and devotion to the well-being of Wisteria Park.

Board Officers

At the organizational meeting following the Annual General Meeting, Mike Zelle was elected President, Bob Harcourt Vice-President and Donna Burbidge Treasurer. Gail Larose continues as Secretary and Steve Moyer was elected Chair of the Architectural Review Committee.

2017 Board of Directors

Mike Zelle – President
 Bob Harcourt – Vice President
 Donna Burbidge – Treasurer
 Gail Larose – Secretary
 Steve Moyer – Member-at-large

A Word from the (Guest*) Editor

by Rich Wachunis

We live in our air-conditioned homes and don't always pay attention to the outside of our property. Before the season for heavy rain storms and high winds arrives (again), this might be a good time to take a look around.

So what should we be looking for? Here is a short list...

- Check the block walls for **cracks**. If there are any, they need to be patched to prevent water intrusion.
- While walking around the house, check for signs of **animals** burrowing under the house.
- Check your windows to make sure that any **drain** holes are clear.
- Check the outside **electrical box covers** for moisture or water intrusion.
- Check the condition of the **weather stripping** on the doors.
- The rubber weather stripping on the bottom of the **garage door** shrinks over time. If there is a large gap, perhaps it needs to be replaced.

For the next few items on the check list, you need a ladder (or if you are like me, you will need someone else to climb the ladder)...

- Check **gutters** for debris that may clog them.
- Check gutters and **downspouts** to make sure they are still securely attached.
- Perhaps it is time to have your **roof** inspected. Roof concerns would include missing shingles or tiles, loose tiles, cracked mortar or caulking around vents and vent pipes.

A few minutes spent checking your house now could save thousands in repairs later!

*Rich Wachunis is a long-time Wisteria Park homeowner and former member of the Board of Directors. We are grateful to him for being this month's guest editor and providing us with a helpful check list for property security.

2016 Architectural Review Committee

Steve Moyer – Chair
 Gail Larose – Secretary
 Mike Zelle – 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.