



Homeowners Association
Newsletter

May 2017
Vol. 5 Issue 5

Board Bits

Wisteria Park is very pleased to welcome Sunstate Association Management Group as its property manager effective May 1, 2017. An e-mail blast introducing Sunstate and providing information about the transition to our new property managers was sent to all homeowners on May 2. Check out the website at <https://sunstatemanagement.com/>.

The Board is looking forward to working with owner Michelle Thibeault and community association manager Nicole Banks over the coming months. Michelle and Nicole will present an overview of Sunstate and answer questions at a town hall meeting on the occasion of the next Board meeting at 4:00 pm on May 22, 2017.

In early 2016, the Wisteria Park Homeowners Association Board of Directors began to review all contracts that had been in place for five or more years and that make up the major part of the Wisteria Park budget. This is a normal administrative activity to ensure that services continue to correspond to needs.

The Board has now reviewed the landscaping and management contracts, both of which resulted in changes, landscaping on January 1 and management on May 1. The maintenance of the community pool and spa, which has now been repaired (again!), has been an ongoing challenge. A new service contract has been concluded with Pools by Lowell (<http://www.poolsbylowell.com/>).

A five-year reserve study has been commissioned and its results will be considered over the next month or two. Next to come will be a re-assessment of the bulk communication services contract with Spectrum (formerly Brighthouse) that will terminate in 2018.

2017 Calendar of Events

May 22 (Monday) – 4:00 pm Board Meeting and Town Hall Meeting with Sunstate Association Management Group

June 26 (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 Wisteria Park notice board at the community pool a minimum of 48 hours in advance.

Ponds

The Board is seeking advice from a number of pond management companies about rehabilitating our six retention ponds. Of concern are the erosion effects of southerly winds and the environmental protection of the ponds for which we are responsible. Wisteria Park now has a "no mow" policy in common areas and the east side where lawns and ponds meet. Mowers will leave a wide strip of lawn un-mowed and allow grass and other vegetation to fill in up to a height of about 12 inches. Given the slope down to the water, this should not detract from the views but allow the ponds to remain healthy and water birds and other wild life to flourish.

Our regular editor continues his well-deserved break to recuperate and enjoy time with family and his rehab unit. The good news is that his recovery is progressing well and we should see him back soon.

Landscape Lore

Irrigation

The East Side Landscape Council was formed in early January to monitor landscaping services provided to east-side homeowners and note any problems. West Bay receives high marks for its performance so far but lawns are facing drought conditions and reduced irrigation flows from the County. Check your irrigation times at <http://www.argusmgmt.com/clients/pdfs/WP%20IRRIGATION%20SCHEDULE%202017.pdf>. If you spot a problem, let Nicole, our new property manager know (see coordinates below).

On a related point, check your concrete donuts and irrigation wands often to ensure they are fully retracted after watering. If they become stuck in an upright position, they are in danger of being broken by mowers who cannot see them from their ride-on machines.

Green Thumbs

A huge thank you to the Wisteria Park Green Thumbs (Maureen Hooper, Maryann King, Peggy Bowers, Bob Clift, Jim Harley, Meg Wittman, Wendy Draina and Louie Roseman) for their great work in re-planting the 17th and 21st avenue entrances.



2016 Architectural Review Committee

Steve Moyer – Chair
Gail Larose – Secretary
Mike Zelle – Member at large

**Wisteria Park
Homeowners Association
Newsletter**
Published Bi-monthly
Bob Harcourt, Editor

Question? - Contact our Community Association Manager

Nicole Banks – nicole@sunstatemanagement.com, 941-870-4920, ext. 204
Until May 31, 2017, 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.

Safety and Security

Signs

The safety of homeowners and security of their property is of the utmost importance to the Wisteria Park Board. Last month, new signage was announced in the Newsletter and the red and green signs have now been installed. This alone, however, will not prevent trespassers from straying onto Wisteria Park property, especially around the community pool and playground. While it may seem churlish to chase away small children and their parents, the use of the pool and playground present real liability concerns. Moreover, fishing or other recreational activity in our ponds is prohibited.

Members of the Board and other homeowners have challenged trespassers, fishers and those using the pool after dusk. Usually the miscreants vacate the premises without incident.

However, if trespassing or after-hours activity is spotted, we are advised to contact the Manatee Sheriff's Office at 941-747-3011, ext. 2003 which will connect callers to the Telephone Reporting Unit. The caller should report that, for example, after-hours pool trespassing is occurring in Wisteria Park at 1730 86th Street NW. The dispatcher may ask for information about the number of people involved, the number of cars, the noise level, etc.

Stolen mail

A homeowner received a mis-directed piece of mail, returned it to the mail box the next morning marked "not at this address" and put the flag up. Later in the day, the USPS mail person did not find anything in the mail box although the flag was still up and alerted the homeowner. It turns out the envelope that had been taken from the box contained a money order that was later cashed in Bradenton. If you have valuable items to send through the mail, it is more secure to put them in the letter box at the USPS office on 75th Street NW.

2017 Board of Directors

Mike Zelle – President
Bob Harcourt – Vice President
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