



Homeowners Association
Newsletter

September – October 2017
Vol. 5 Issue 8

Safety and Security

Just as the clean-up from Tropical Storm Emily was nearing completion, Hurricane Irma struck the Caribbean and Florida with record-breaking ferocity. However, thanks to a shift in the storm's direction and Wisteria Park's location, homeowners escaped the kind of damage produced elsewhere. In fact, FEMA has determined that Wisteria Park is at a moderate to low risk of flooding and Manatee County considers Wisteria Park to be located in Zone B which can withstand storm surges of from 14 to 18 feet. Nonetheless, sheriff's cars roamed our neighborhood in advance of Irma announcing a voluntary evacuation – this was serious!

We are grateful to the County for their many helpful alerts as first Zone A (for example, Mango Park) received a mandatory evacuation notice and then Zone B (us!) received a voluntary evacuation alert. Some residents, particularly those with medical challenges who needed power-operated equipment, were wise to heed this warning since power was indeed interrupted for two days. However, once again Wisteria Park was fortunate since its power lines were laid underground rather than on poles and are thus less susceptible to wind and tree damage.

But the biggest thanks go to the wonderful neighbors of Wisteria Park who helped install storm shutters, move furniture from lanais, dispose of spoiled fridge and freezer contents and checked to see that everyone and their property were safe. Special thanks to our HOA President Mike Zelle and our handyman Jim Wilson for securing the pool and gazebo areas and to the self-organized crews (you know who you are) who demonstrated the ultimate in good Samaritan-ism. Your efforts are sincerely appreciated - bouquets to you all!



2017 Calendar of Events

October 23 (Monday) – 4:00 pm Board meeting
November 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 Wisteria Park notice board at the community pool a minimum of 48 hours in advance.

A Word from the Editor

Lessons taught by Irma

We can hope that we don't experience any repeat lessons from Irma any time soon. Least complacency sets in – here are some reminders:

- Shutters – take (ideally) three people, two ladders, two drills/drivers and three or more hours to install. You have to have resources lined up to take care of this job on short notice. We may have to think about alternatives – storm rated windows or faster deploying shutters.
- Evacuation – We all need to find family / friends / locations that can help us with a place to stay. With a small change in direction of the storm, our voluntary evacuation could have turned into a mandatory order.
- Contact Points – we need to have arrangements in place so that our family and neighbors can communicate with us and access things like house keys if needed in urgent situations.

One last item, in the follow-up category

- Subtle damage – believe it or not, the wind blew rain up and into roof vents on some houses causing water stains to appear on ceilings. Unless one is looking for them, the stains can be missed. Take a look at your ceilings immediately below your roof vents.

Board Bits

Planning has started for the 2018 budget. Among the projects on the list is the replacement of the play equipment near the community pool. Not only is the equipment deteriorating, the reserve study commissioned recently by the Board indicates this is an item that needs to be addressed sooner rather than later. Other pool-related items include the refurbishment of the trellis that needs repair and repainting. The Board proposes to install canopy in a fabric similar to the chaise cushions above the structure to provide shade. The overgrown crinum "Queen Emma" lilies near the play area will be removed and replaced with a trellised arch and wisteria vines in honor of Wisteria Park.

Another project involves completing fence sections along the north-west side (21st Avenue) of "Mango Lake". In the past, trespassers have used this area as an entry point to the pond. By closing it off, it is hoped this activity will be eliminated.

A third major budget item is the contract for cable and Internet services. Discussions are currently underway with Spectrum and Frontier, the two companies that can provide these services. Kudos go to the Board members who have devoted much time to researching the best deals for Wisteria Park homeowners.

Household Hints

Generators

Hurricane Irma has made many homeowners think about installing generators to provide auxiliary power in case of power outages. This is expensive heavy-duty equipment and should be considered carefully. An approved ARC modification request is necessary for a permanent installation (the form can be downloaded at <http://www.wisteriaparkhoa.com/files/forms/WP%20Modification%20Request%20Form%20v1.pdf>).

Information about generators is available online at http://www.homeadvisor.com/article.show.Generator-Basics.8683.html?printable=true&popup=true&isPopWindow=yes&link_id=5085.

Trash

Manatee County's regular garbage collection schedule has resumed along with the collection of the debris left from Hurricane Irma. The usual rules apply as noted in the recent message sent to all homeowners. Guidelines are available on the Manatee County website at https://www.mymanatee.org/home/government/departments/utilities/debris_info.html.

Landscape Lore

Pruning

Approval for trimming palms over 15 feet high has been approved by the Board and should start soon. Next year, it is hoped to schedule this trimming in June before the hurricane season begins and in time to remove seed pods that attract insects and critters.

Oaks

A number of oaks were uprooted during Hurricane Irma. When homeowners wish to remove a front-yard oak (oaks in back yards are exempt), whether damaged or healthy, a modification request form must be submitted to the ARC (see link above) and permission obtained from Manatee County (see <https://www.mymanatee.org/home/government/departments/building-and-development-services/environmental-review/articles/tree-removal-form.html>). This is a County requirement! Even trees that were blown down need County approval to remove the "remains" and the owner may be obliged to plant a new tree.

Irrigation timer breaker access

With power disruptions, it is possible that irrigation timers need to be reset at the breaker. If your timer box does not show information on its screen, check the circuit breaker on your main electrical panel and reset the circuit breaker. If you need help from your landscaper, they will need access to your garage.

Pond no-mow buffer

Some landscapers for properties on the West Side have not been following the "no-mow pond buffer" protocol. It is important to maintain this strip of growth to avoid the erosion of pond banks that can already be seen in the ponds at the 21st Avenue entrance. No-mow zones on the East Side have begun to fulfill their purpose. In the future, during the growth season (in summer) no-mow zones will be trimmed weekly to maintain a tidy appearance. Winter trimming will continue on a bi-weekly schedule.

2017 Architectural Review Committee

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Question? - Contact our Community Association Manager

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Visit the Wisteria Park website at www.wisteriaparkhoa.com to access Governing Documents, Newsletters, meeting agendas, minutes, financial reports, rules, forms and other community information.