



Homeowners Association  
Newsletter

November 2017  
Vol. 5 Issue 9

## Board Bits

### *Board elections*

It may seem hard to believe but the date of the Wisteria Park Homeowners Association Inc.'s annual general meeting is coming up again (see side panel for details). Three directors will have completed their terms on the Board at that time. If you would like to contribute to the well-being of Wisteria Park by helping your neighbors on the Board, please contact our property manager Nicole at [Nicole@sunstatemenagement.com](mailto:Nicole@sunstatemenagement.com) and she will guide you through the (simple) process of submitting a candidate form.

### *Cable contract*

Since the current contract for cable and Internet services would be coming to an end in June 2018, the Board scanned the environment to see what opportunities existed and surveyed homeowners about their preferences. Thanks to the diligence of our Treasurer and President, an attractive offer was made by our current provider, Spectrum, which would see fees per household decrease by almost half. The results of the homeowner survey were equally conclusive with almost half of our homeowners voting over 87 percent in favor of continuing with Spectrum with reduced pricing. On basis of this positive feedback, the Board will negotiate a new contract with Spectrum.

### *2018 budget*

In order to have an approved budget in place for January 1, 2018, costs must be finalized by the Board at its next meeting and circulated to homeowners for their information. Preliminary number crunching has resulted in lower expenditures predicted for 2018 than 2017, in part due to lower costs for cable services. However, the Board has still been able to include a number of major projects that include replacing the chemical shed, new playground equipment and restoring the perimeter oleanders.

## 2017 Calendar of Events

November 27 (Monday) – 3:00 pm Board meeting  
December 18 (Monday) – 3:00 pm Board meeting  
January 22 (Monday) – 3:00 pm **Annual General Meeting**

January 22 (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 3<sup>rd</sup> 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.*

## Safety and Security

### *Natural gas meters*

Over the past few months, a number of homeowners have found that their old-style metal gas meters have started to corrode. Although our gas supplier inspects gas meters and fittings every six months, homeowners may wish to check their meters more often for signs of rust and corrosion and report concerns to Teco People's Gas at 1-877-832-6747 <http://www.peoplesgas.com/>. Contact them immediately if there is a smell of gas at any time.



## Words from the Editor

### *Oak trees – how well are they anchored?*

This summer's first storm (Emily) left an oak tree leaning on a home next to our pool / playground area. After noting clues pointing to careless (but commonplace) tree planting practices by nurseries and landscapers, the Board invited Arborist Terry McKamey of Terry's Tree Service to assess the safety of the other oak trees in the same area.

The good news is that these trees did survive Irma and three trees that were examined in detail showed sound root structures. However, metal root containers and plastic ropes and cords had not been removed at the time of planting. Thirteen years later some cords are becoming embedded in the trees' bark and some roots have been forced into a circular growth pattern (as opposed to a radial pattern) and are also impairing the bark and first layers inside the tree. These outer layers form a tree's circulation system and, left untreated, will shorten trees' overall life.

McKamey removed all the binding cords (easy) and girding roots (requires tools and skill to do properly). The arborist also identified some trees that could benefit with selective pruning to promote a stronger central tree shaft to reduce the risk of splitting and falling branches in the future. The Association will be following up with an inspection / maintenance program for trees on our common property over the coming year.

Traces of similar careless planting practices can be observed throughout Wisteria Park both with respect to trees planted on individual lots as well as on common property. If you have one or more oak trees on your property, we recommend that you inspect it /them and remove the smaller nylon rope around the base of the tree. This will enable nutrients to flow freely from the roots. If, however, you see girding roots around the trunk of the tree and / or multiple branches that join the tree in close proximity to each other, a call to a qualified arborist for professional help may be in order.

## Landscape Lore

### *Summer storm damage*

How much have Emily and Irma cost your Association so far? Here's a rundown:

Emily	Irma	
15 trees damaged and removed	Removed:	
	8 black olives	1 split fern
	6 Drake elms	1 Queen palm
	3 small trees	1 ficus
	1 large gumbo	1 large oak
	limbo branch	branch

Total cost so far – over \$27,000 and that does not include costs to individual homeowners!

### *More fallout from Irma*

As if an attack by Emily wasn't enough, the traveler palms clustered at the entrance monuments at 21<sup>st</sup> Ave. took an even more severe beating from Irma. Trimming of dead branches will occur in the first week of January. It will probably take a full growing season for these trees to look fully handsome again.

### *Mulch*

Now that the rainy season is over, our landscaper will be replenishing mulch in the common areas and on the East Side in early November. Reminder - the approved mulch color for Wisteria Park is shredded organic cocoa (dark) brown mulch.

## Rules and Regulations

Rule 4 of the *Rules and Regulations for Wisteria Park Homeowners Association Inc.* states that "No Unit may be rented for a term of less than six (6) consecutive months, nor more than twice per year without ... approval of the ARC or the Board...which written approval shall be recorded in the Public records of Manatee County, Florida.

Homeowners wishing to rent their home should complete the lease request form that can be found at <http://www.wisteriaparkhoa.com/files/forms/WP%20Rental%20Request%20Form%20v1.pdf> . Rentals of less than six months are not allowed. Ask our property manager for more information. The Association can use its normal violation procedures and penalties, including placing liens on properties, to enforce this provision of our covenants.

### 2017 Architectural Review Committee

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

### 2017 Board of Directors

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

### Wisteria Park Homeowners Association Newsletter

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Bob Harcourt, Editor

### Question? - Contact our Community Association Manager

Nicole Banks – [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com), 941-870-4920, ext. 204  
Visit the Wisteria Park website at [www.wisteriaparkhoa.com](http://www.wisteriaparkhoa.com) to access Governing Documents, Newsletters, meeting agendas, minutes, financial reports, rules, forms and other community information.