



Homeowners Association
Newsletter

January 2016
Vol. 4 Issue 1

2016 Annual Meeting

First, a bit of history! At the 2015 Wisteria Park Homeowners Association annual general meeting, a five-member Board was elected and two important changes to the Declaration of Covenants, Conditions and Restrictions were proposed. The first created staggered two-year memberships for Board members and the second required that members of the Architectural Review Committee be members of the Board. The Board canvassed homeowners in order to obtain the two-thirds approval required. The ARC changes were implemented immediately but the two-year term provision has only taken effect with this annual general meeting.

Five members of our community volunteered to fill the five positions on the Board, and thus all five were elected by acclamation.

An organizational meeting followed the Annual meeting to work out who would serve two year and one year terms and the staffing of Officer Roles for 2016.

Terms: Mike Zelle, Gail Larose and Bob Harcourt agreed to serve two year terms. Barbara Morsch and Chris Boyhan will serve one year terms.

Officers: Barbara Morsch will continue as President. Other assignments are:

Vice-President - Chris Boyhan,

Treasurer - Bob Harcourt

Secretary - Gail Larose

Director at Large - Mike Zelle

Mike Zelle, Gail Larose and Barbara Morsch will form the Architectural Review Committee.

Report on 2015 Activities

Barbara Morsch outlined the highlights of a very busy 2015.

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2016 Calendar of Events

February 22 (Monday) – 7:00 pm Board

(ARC meetings on an 'as required' basis)

Board and committee meetings are held at Christ Episcopal Church, 4030 Manatee Avenue West, Meeting Room #1.

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.

Going to the Dogs!

Last year the Newsletter featured an article about Meisha Wilson and her involvement with Southeastern Guide Dogs (SGD).

Coming up on Saturday, February 20 is the SGD's annual Bradenton Walkathon at Rossi Waterfront Park, 808 Third Avenue West. Lots of fun for two- and four-legged friends!

Information is on the SGD Web site at <https://guidedogswalkathon.org/locations/bradenton/>.

While you're there, check out the adorable "puppy cam" at <https://www.guidedogs.org/puppy-cam/>.

Landscape Lore

The November 2015 WP Newsletter outlined a change in the policy concerning the landscape maintenance of 'adjacent areas' running along the inside of our perimeter fences. The Board has assumed responsibility under Article 7.02 of the *Declaration of Covenants, Conditions and Restrictions for Wisteria Park* for landscaping in these areas that include ficus and other types of hedges. Individual homeowners are thus no longer responsible for maintaining the landscaping in these 'adjacent areas'.

Homeowners, however, are still responsible to properly maintain turf, bushes, shrubs, trees, drives and irrigation on their own property. In other words, if a palm tree on an individual property dies, the homeowner is responsible for its removal. Likewise homeowners are responsible for repairing or replacing damaged irrigation lines and boxes and providing specialized pest services. In addition, no homeowner is allowed to remove aquatic vegetation from any of the ponds and is required by law to protect the environment around the ponds as much as possible.

The current contract for common areas and on the East provides for mowing, trimming, weeding, pesticide and herbicide application, fertilizing, mulching and irrigation inspection, adjustment and repair (limited to broken sprinkler head replacement); trimming trees above 15 feet high, at an additional cost to the Association; reporting damage by insects or weather; and reporting monthly to the Wisteria Park Board on the status of services provided.

Homeowners wishing to make landscaping changes should complete and submit a Modification Request Form (available on the Wisteria Park Web site) to the Architectural Review Committee. Any landscaping concerns should be directed to the Wisteria Park Manager, Iris Zieler (see address below).

2016 Board of Directors

Barbara Morsch - President
Chris Boyhan – Vice President
Bob Harcourt – Treasurer
Gail Larose – Secretary
Mike Zelle – Member at Large

2016 Architectural Review Committee

Mike Zelle – Chair
Gail Larose – Secretary
Barbara Morsch – Member at large

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Landscaping priorities included; tightening up supervision and communication with Truscapes; wrestling with White Fly infestations of ficus and Fusarium wilt of palm trees; clarifying, with the County, owners' ability to remove Oak trees; improving the appearance of the 21st Avenue entrance; replacing other damaged areas of turf and plants.

Repair and replacement of "**hardscapes**" has become a larger issue. Problems tackled this year involved pool mechanical equipment and lighting, entryway lighting and repair of entryway monuments.

Homeowner communication was upgraded with renewed publication of a newsletter and increased use of email blasts to residents on immediate developments.

Finally, Barbara recognized the **contributions of community members** who have maintained the Resident's Directory, organized social activities, organized last year's Garage Sale and created a user friendly guide to exterior colors used in Wisteria Park.

Landscape management and renewal, and replacement of ageing infrastructure will continue to be priorities in the coming year.

Counting on the County

Manatee County offers many services to residents besides garbage pick-up and oak tree removal approval. For those with new year's resolutions to fulfill, a membership at the G.T. Bray Park Recreation Center on 33rd Avenue Drive W at 59th Street W might be just what you need. Only \$20 a month provides access to exercise classes, tennis hard courts, gym (pickleball, volleyball, etc.), an Olympic-sized pool, kids' play area, a dog park and more.

Question? - Contact our Community Association Manager

Iris Zieler – iris@argusmgmt.com or 941-927-6464, ext. 128
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.