



WISTERIA PARK

Homeowners Association
Newsletter

December 2016
Vol. 4 Issue 6

Landscape Lore

Green Thumbs

Many thanks to the Green Thumbs who have worked so hard to beautify the entrances to Wisteria Park. Your effort is much appreciated by us all. Anyone who would like to join the group should contact Maureen Hooper at mhooper8530@gmail.com.



New landscape contractor

At its November 28, 2016 meeting, the Wisteria Park Homeowners Association Board of Directors decided to terminate its current landscape contract and enter into a new arrangement with West Bay Landscape Inc. West Bay will begin its maintenance schedule effective January 1, 2017. West Bay is no stranger to Wisteria Park but the landscape has changed over the past few years. To help introduce West Bay to Wisteria Park homeowners who may not know them and to familiarize West Bay with some of the issues and challenges we face, a 'town hall' meeting is being planned for early to mid-January 2017. Watch for the e-mail notice!

2016 Calendar of Events

**** December 19 (Monday) – 4:00 pm Board**
(ARC meetings are on an 'as required' basis)
January 23, 2017 – 4:00 pm Annual General Meeting

****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.

Safety and Security

Ding Dong Ditch

Ding Dong Ditch is a prank played by kids. They run up to your house, ring the bell or loudly bang on the door, then run like the blazes. Recently, there have been several occurrences of this in our community. When school is on vacation, these pranks become more prevalent.

Also, there have been several instances of small groups of teenagers walking through the front and back yards of homes (some of which were vacant) after dark. They didn't belong in those yards. What their intention was remains unknown.

As we approach the holidays, it would be prudent for each of us to fix any outside lights that are not working. A well-lit yard will discourage vandalism and pranks.

Contributed by Rich Wachunis

Landscape Lore 2

Landscape contract bidding

Several months ago, Wisteria Park invited seven landscapers who could provide the comprehensive landscape services Wisteria Park needs to submit bids. In selecting the invitees, the Board wanted to include bidders known for a "high touch / high quality" approach and others representing an "acceptable quality / low cost" strategy. Four bidders responded with two in the former category, the incumbent in the latter category and the finalist West Bay in the latter category but with some procedures and commitments placing them in a "low cost - plus" status.

Of course, there is some truth to the adage that you might get what you pay for, and the high bidders quoted at as much as one and a half to two times over our current costs. While the high bidders might indeed deliver excellent work, it also seemed unrealistic to assume that our residents would be willing to bear the added costs involved.

The West Bay bid and supplementary agreements do require its vigilance over, and action to correct disease and pest outbreaks in our turf and shrubs, use of smaller equipment and varied patterns for grass cutting, greater attention to grass encroachment around sprinkler heads, and supervisory presence capable of prompt problem resolution. The Board felt these factors represented important advances over TruScapes.

Finally, the President of West Bay is a Mango Park neighbor who passes through Wisteria Park regularly – hopefully a good quality check!

Annual General Meeting

There are two vacancies to fill on the 2017 WPHOA Board of Directors. Anyone interested in volunteering to serve on the Board should complete the candidate nomination form that is available from the Wisteria Park property manager at steve@argusmgmt.com. The form and other important annual meeting information will be mailed out soon with the first notice of the meeting.

Book club anyone?

Anyone interested in joining the Wisteria Park Book Club should contact Donna Burbidge for more information and to sign up at donnaburbidge@gmail.com.

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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.

Safety and Security 2

Natural gas leaks

Over the past several months neighbors have reported discovering five cases of leaking natural gas in and around the meters outside Wisteria Park homes. This prompted a discussion with a representative of TECO – Peoples Gas concerning their surveillance and preventative maintenance practices and advice to customers. While TECO does annual inspections and scheduled replacement of external infrastructure, they do urge vigilance and absolutely want their customers to report confirmed or suspected leaks.

Some thoughts on periodic monitoring:

- Pick a quiet, wind free morning to have a close look at your meter and supply piping (your most certain warning sign is the distinctive rotten egg odor of natural gas);
- Examine any rusty areas on your pipes and if the corrosion is severe, try the soapy water test using a sponge to spread a water and dish soap solution over the areas of concern and look for any rising bubbles that would indicate leaking gas;
- If you have an irrigation sprinkler head near your gas piping, check to ensure it is not spraying reclaimed water on to your installation.

Do not use any electrical appliances near a gas leak.

If you suspect a leak call it in to TECO at 1-877-832-6747. Major leaks such as a broken pipe need to be called in to 911.

Educate yourself - TECO – Peoples Gas has a good summary of safety tips at <http://peoplesgas.com/residential/safety/safetytips>

2016 Board of Directors

Barbara Morsch – President
Bob Harcourt – Treasurer
Gail Larose – Secretary
Mike Zelle – Member at Large
Donna Burbidge – Member at Large

2016 Architectural Review Committee

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