



Homeowners Association  
Newsletter

March 2017  
Vol. 5 Issue 3

## Landscape Lore

### *Meet the landscaper*

A town hall meeting with West Bay Landscaping in early February was a great success. Our thanks to Ron, Ed and Dennis for their knowledgeable answers to the many questions homeowners raised.

### *Irrigation*

East-side property and common area irrigation timers have now been adjusted by the West Bay irrigation division with the aim of distributing the available reclaimed water pressure evenly to everyone. The schedule is also intended to supply the optimal amount of water needed to keep the landscape healthy. The list of east-side property irrigation times has been posted on the Wisteria Park website at [www.argusmgmt.com](http://www.argusmgmt.com) (click "Client Login", "Wisteria Park", enter password "wpa" and scroll down to 'Other').

### *Pruning*

West Bay's schedule shows that pruning (see their pruning guidelines on the Wisteria Park website) of common area and east-side property ornamentals and palms will start in early March. Palms over 15 feet will also be trimmed and crews are being asked to pay special attention to palm fronds overhanging roofs.

### *Pruning continued - ficus*

West Bay will be pruning all ficus on common areas, adjacent areas and east-side properties over the coming weeks to the accepted industry standard height of six feet. Pruning to this height will help to rejuvenate overgrown hedges that are showing signs of stress due to previous insect infestations. The ficus will be re-evaluated after they have regained some height (they grow very quickly) and, if necessary, further treatment will be considered.

## 2017 Calendar of Events

March 27 (Monday) – 4:00 pm Board Meeting

April 24 (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 Argus website and on the Wisteria Park notice board at the community pool a minimum of 48 hours in advance.*

## Household Hints

### *Roof cleaning*

Black mold, algae and mildew on roofs is a common problem in our humid Florida climate. There are a number of local roof-cleaning specialists (check Home Advisor for some) who can clean and spray roofs with a mold inhibitor. High-pressure washing or walking on concrete tile roofs like those on the east side should be avoided to prevent broken tiles but there are alternative methods that can be used.

### *Trash*



Wisteria Park's trash is collected on Mondays and Thursday, garden waste on Wednesdays and recycling materials on Thursday. If a holiday occurs on a Monday, the schedule shifts to one day later. Did you know that your recycling blue bin should be positioned with the arrows facing the street and no closer than three feet from other waste bins? The Manatee County Web site [www.mymanatee.org/home/government/departments/utilities/solid-waste.html](http://www.mymanatee.org/home/government/departments/utilities/solid-waste.html) has more information on trash and recycling collection.

## Household Hints (cont.)

### *Pole lamps*

The streets of Wisteria Park get very dark when the sun goes down. We do not have overhead street lamps so individual pole lamps were planned as a substitute. When broken light bulbs or sensors are not replaced or repaired, our streets can be dangerous places.

Some homeowners have drilled small holes in the base of the light fixture to drain rain water and prevent shorting out the bulbs. Black glass paint (both acrylic and enamel varieties) is available from Michaels and Home Depot to darken the back panels of the light fixture to help eliminate glare in front rooms.

Please do not incur a violation notice – make sure your front pole lamp is on after dark!

## Board Bits

### *Updated violation policy*

An updated violation policy and procedure and notice form was adopted by the Board at its February meeting. The new version has been posted on the Wisteria Park website. While it may not win prizes for its prose, it should be required reading for all homeowners. Check it out!

### *Members for a fining committee*

The Wisteria Park Homeowners Association Board is seeking homeowner volunteers to serve on the violation fining committee. This committee has not met in some time and if violations are resolved promptly, it is hoped that it will not need to do so. Anyone willing to serve should contact the Board President, Mike Zelle, at [mnzelle@gmail.com](mailto:mnzelle@gmail.com).

### *Updated Rules and Regulations*

The Board has approved an updated version of the Rules and Regulations and added a new rule prohibiting the planting of citrus trees or other fruit-bearing plants due to the public health and safety risk of their attraction to *Rattus rattus*, otherwise known as roof rats or citrus rats. Unless previously permitted in writing by the developer (Neal Communities) or by the ARC, such trees and plants should be removed as soon as possible before violation notices are sent.

## 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

Steve Brockenshire – [steve@argusgmt.com](mailto:steve@argusgmt.com) or 941-927-6464, ext. 139  
Visit Argus Management's website at [www.argusgmt.com](http://www.argusgmt.com), click "Client Login", "Wisteria Park", and enter password "wpa" to access meeting agendas, minutes, financial reports, rules, forms and other community information.

## A Word from the (Guest\*) Editor

by Barbara Morsch

### *Past HOA President Reflections on 2016*

I wanted to take the opportunity to thank last year's board members – Bob Harcourt, Gail Larose, Mike Zelle and Donna Burbidge – for making it such a joy (and a really easy job) to be your board president! I believe we in Wisteria Park had one of the most active and most competent boards around. I am sure our new board member, Steve Moyer, will carry on the tradition in 2017.

I also want to thank the many homeowners who stepped up to help the homeowners association out in various ways – I won't mention everyone here, as it would take too much space. However, we appreciate the homeowners who volunteered to help haul pool furniture, plant the flowers at the entrances, plan outings, keep the directory current, monitor the landscaping for the East Side, keep us apprised of concerns and so many more things.

There is a good feeling walking around the neighborhood, of folks that like being here and like being with each other. I am so glad to have contributed and am fully confident that our board will take good care of all of us going forward.

I encourage others to consider serving on the board or to help out in specific situations in the future. We need your help and your input to keep Wisteria Park the great place that it is to live!

\*Barbara Morsch is a long-time resident of Wisteria Park and the immediate past-president of the Wisteria Park Homeowners Association Board of Directors. We are grateful to her for being this month's guest editor.

## 2017 Board of Directors

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