



WISTERIA PARK

Homeowners Association
Newsletter

June 2017
Vol. 5 Issue 6

Board Bits

Updated website

With the arrival of a new property management company, the Board is taking the opportunity to review the content of the Wisteria Park website which has now been moved to <http://www.wisteriaparkhoa.com>. You will find the same information here that appeared on our previous website but re-organized to be more user-friendly. The updating of the website is a work in progress but should be completed over the coming month.

Violations

Our property manager, Nicole Banks has been working with the Board to formalize the violations process. An updated violations policy and procedure can be consulted on the website or by contacting the property manager. Wisteria Park's Governing Documents, including Florida Statute 720 (Homeowners Association Act) are lengthy and detailed. Many homeowners may not have read the "fine print" and are therefore unaware that they may be in violation of one of the provisions of the Governing Documents until it is called to their attention (the most common are burned-out pole lamp bulbs and trash left outside permitted hours).

Don't get caught! Check out the documents and make sure your property complies with Wisteria Park's Governing Documents.

Property rentals

Did you know that homeowners wishing to rent their property (six-month minimum), should complete the rental application form available on the Wisteria Park website at <http://www.wisteriaparkhoa.com>? The safety and security of our community depends on having up-to-date information on our homeowners and residents.

2017 Calendar of Events

June 26 (Monday) – 4:00 pm Board Meeting

July 24 (Monday) – 4:00 pm Board meeting

August 28 (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.

Safety and Security

Pool trespassing

Now that summer and the end of school have arrived, the number of trespassing incidents at the Wisteria Park pool has increased. The Board intends to upgrade security measures, including a request for more frequent patrols by the Manatee County Sheriff's office and updated warning signs to clarify the time of "dusk" so there will be no confusion over when the pool area is closed and must be vacated.

Homeowners are not exempt from the pool rules and if they and their guests disregard the pool closing times, they may not only meet the Sheriff but also receive a violation notice.

If you notice an "after-dark" incident at the pool, **you are advised to call the Manatee Sheriff's Office at 941-747-3011, ext. 2003** to report it.

Landscape Lore

Oleanders

As if the whitefly that has been attacking our ficus hedges and the ganoderma and fusarium wilt that kills our palms was not enough, we learn that "Witches' Brew" has been taking its toll on our oleanders. A recent inspection of Wisteria Park oleanders and other plant material on the perimeter of Wisteria Park will lead to a plan to remove, replace or rehabilitate diseased plants. More to come as alternatives and costs are worked out.

Tall tree pruning

The West Bay work schedule is on the website and shows that the hardwood canopy is pruned (lifted) in March and November and palms and ornamentals up to 15 feet every six to eight weeks. Palms OVER 15 feet tall in the common areas and on the east side are normally pruned once a year, planned for early fall this year. Let the property manager know if you see a palm that needs some attention.

Ponds

A message has been sent to all homeowners concerning the rehabilitation of Wisteria Park's six storm water retention ponds. A phased approach to tackle erosion and beautification has started with the creation of no-mow strips around our ponds. The cooperation of homeowners with properties adjacent to ponds is requested as the no-mow strips become established over the summer.



Pond # 4 "No-mow" strip

2016 Architectural Review Committee

Steve Moyer – Chair

Gail Larose – Secretary

Mike Zelle – Member at large

Household Hints

Communication

As reported on page one, Wisteria Park has a newly designed website at <http://www.wisteriaparkhoa.com>. All official communications about Wisteria Park are posted here.

Although social media sites or other communications may be very helpful and informative, the Wisteria Park Homeowners Association cannot be responsible for their content. So if you want the latest on Wisteria Park, check the website or contact our property manager, Nicole, at nicole@sunstatemanagement.com, 941-870-4920, ext. 204.

Tidbits from the Editor

A few days ago one of my neighbors remarked about the steady flow of information in our Newsletter. I had to point out that the real driver for the last couple of years has been Gail Larose, who keeps coming up with the ideas and the content for an informative and regular production. Thank you again and again, Gail.

Have you been over to inspect the new offerings at the Estuary on 99th Ave. We visited the open house "gala" a couple of weeks ago and met a few Wisteria Park neighbors there. I was very happy to see the list prices were up quite substantially since we bought into Wisteria Park in 2010. We will leave the adverse impacts on traffic, reclaimed water pressure, etc. for another day!

How is your HURRICANE PREP going? Have you checked out www.mymanatee.org/home/government/departmentspublic-safety/hurricane-readiness-center.html? It has a lot of good information.

A request for verification and correction to your resident information is coming out soon. Please take the opportunity to ensure your emergency contact information is up to date.

2017 Board of Directors

Mike Zelle – President

Bob Harcourt – Vice President

Donna Burbidge – Treasurer

Gail Larose – Secretary

Steve Moyer – Member at large

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Bob Harcourt, Editor

Question? - Contact our Community Association Manager

Nicole Banks – nicole@sunstatemanagement.com, 941-870-4920, ext. 204

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.