



Homeowners Association
Newsletter

JUL 2018
Vol. 6 Issue 3

Spectrum TV & Internet Service Agreement

Our new service contract with Spectrum is now effective.

To learn more go to :

[Spectrum TV & Internet Service Q & A](#) available in the "HOA Contracts" tab of wisteriaparkhoa.com.

All technical, installation questions and concerns should be directed to Spectrum. Also, Spectrum will be upgrading to a total interactive digital service in Manatee county approximately mid-August. This requires that each TV must have a Digital Set Top Box (STB). Our agreement entitles residents to 1 Digital Set Top Box and 1 Digital STB with Digital Video Recorder (DVR). You can lease additional Digital Set Top Boxes from Spectrum. If you also arrange for Spectrum phone services, they recommend using a service provided by nomorobo.com to help reduce unwanted calls.

Adjacent Areas Landscape Maintenance, Certain Lots

Certain lots back onto Wisteria Park's perimeter fences or walls. There is a narrow strip of land between an individual homeowners' lot line up to the adjacent perimeter fence or wall of Wisteria Park. The landscaping maintenance of this strip of common property was established by Neal Communities during initial construction to improve lot sales.

On June 26, 2018 the HOA Board approved an amendment that entrusts affected homeowners to manage the landscape maintenance of this narrow strip of land. Homeowners may now plant, trim or turf the subject area as they please. For East Side homeowners, landscape maintenance of this area is already included in the landscaping contract so there is no practical change. For more information go to [2018 Amendment – Adjacent Areas Policy](#) on the "HOA Board Policies" tab of wisteriaparkhoa.com.

2018 Calendar of Events

PLEASE NOTE TIMES AND VENUES

Jul 23 (Monday) – 3:00 pm Board Meeting

Palma Sola Presbyterian Church Fellowship Hall,
6510 3rd Ave. W, Bradenton, FL 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.*
- *(ARC meetings are on an 'as required' basis)*

NOTICES:

Welcome New Residents

The community extends a warm welcome to you and ask that you please visit the Wisteria Park website, left hand side of page, to access our welcoming letter and information packs.

Pool Security

After-hours trespassing is occurring in our pool area. The Board has established a volunteer schedule to chain the pool parking area when the pool is closed. Please contact Mike Zelle if you would like to volunteer. In addition, the Board has approved installation of a new 6 ft. high fence and gates around the pool area. New keys will be distributed.

Lock Your Vehicle when parked outside to discourage vandalism

No Soliciting Signs

New signs were approved by the Board and will be installed at each entrance in July. If solicitors ring at your door, please inform them of the posted signs and ask them to leave.

Wisteria Park Perimeter Fence Repair

In early 2018 the Board approved a quote from Gator Fence for the repair/replacement of sections of our perimeter fence. These repairs have been completed to be followed by new planting along the exterior perimeter fence areas as and where required.

East Side Residents Survey Results – Palm Tree Trimming

East Side residents voted to retain the existing palm tree trimming process and cost distribution. The Board accepted the vote. Trimming of the tall (over 15') palms is planned for late July/early August. You will be notified of timing with an email. If you choose not to have the palms trimmed, please let Nicole know. So far only two households asked to be excluded. .

Common Areas Irrigation

Wisteria Park has one of the largest private irrigation systems in west Bradenton. The Board is now more closely monitoring water consumption and maintenance to ensure economic and effective irrigation is provided year round. Updated details and charts posted on Wisteria Park website: Homeowners

Our Community is divided into two major irrigation areas:

Area A (Account ending in 303)

Where: Wisteria Park property all along 17th Ave NW and sides and island of 17th Entrance

Length: 2000 ft.

Zones: 12

Run Time: 6 ½ hours every Mon, Wed, Fri

Quantity of Irrigation Rotors/Pop-ups: over 200

Average Monthly Consumption: 375,000 Gallons

Average Monthly Cost: \$322

Annual Consumption: **4,400,000 Gallons, \$3800**

Issues:

- Almost all turf area is County land, south of sidewalk
- Planting area irrigation and piping is failing
- inconsistent coverage
- Overwatering of turf

Area B (Account ending in 302)

Where: Wisteria Park property all along 21st Ave NW and entrance island, pool, playground, park, along both sides of 87th St.

Length: over 3600 ft.

Zones: 15

Run Time: 12 hours every Tue, Thur, Sat

Quantity of Irrigation Rotors/Pop-ups: over 80

Average Monthly Consumption: 680,000 Gallons

Average Monthly Cost: \$667

Annual Consumption: **8,155,000 Gallons, \$8000**

Issues:

- Planting zones all too long
- inconsistent irrigation in planting areas
- Zones improperly watering private resident lots
- Hundreds of feet of broken, leaking drip line pipe
- Overwatering of large turf area along 21st
- Watering weeds, no turf, along 21st far western end
- Watering ditch and weeds/bramble 21st far western end
- Poor irrigation at 21st Entrance west side and along west side of 87th St.
- Extensive areas of 'wire grass' due to poor irrigation and loss of St. Augustine turf over the years
- Overwatering turf along 21st east side
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HOA Forms Now All Fillable

No printing, scanning, paper or stamp required.

All forms for homeowner use, posted on the Website under Homeowners Association / Forms, are now fully electronic and fillable.

Landscaping & Irrigation Requests, Concerns, Questions, Complaints for all Residents

To manage and track the performance of our landscape contractor, your communications must be sent to Nicole Banks of Sunstate as the single point of contact. The HOA Board and Sunstate are actively tracking all resident input, seeking contractor's response/ agreed delivery dates, and following up.

2018 Architectural Review Committee

Steve Moyer – Chair

Kemp Pollard – Secretary

Mike Zelle – Member at large

2018 Board of Directors

Mike Zelle – President

Ray King – Vice-President

Donna Burbidge – Treasurer

Kemp Pollard – Secretary

Steve Mover – Member at large

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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.