



Homeowners Association Newsletter

DEC 2018
Vol. 6 Issue 5

Happy Holidays

Your HOA Board wishes residents a very safe and healthy Christmas season and New Year. We all have much to be thankful for and living in clean, safe, friendly and beautiful Wisteria Park is one of those things. Our management company, landscape and pool maintenance teams work weekly with your Board to help make this a neighborhood to be proud of. Our residents volunteer and take pride in our grounds, plants and gardens. We should all be thankful for all we have and work together to keep Wisteria Park beautiful.

Wisteria Park Website Information Reminder

All residents are encouraged to reference the Wisteria Park website to update themselves with the HOA's documents, policies, guidelines and decisions.

Go to : <http://www.wisteriaparkhoa.com/>



On the Grey menu bar select **Homeowners Association** to find:

- **HOA Documents- Governing Docs:**
Our community's specific 30 **Rules & Regulations**
Our community's **Pool Guidelines**
Our **Design Guidelines** addressing approved paint colors, fencing requirements, planting guidelines incl. how to remove/replace front yard street trees, approved plants/trees list, signage and decorations permitted.

- **HOA forms**
Property Transfer
Property Rental
ARC Modification Request

2018 Calendar of Events

PLEASE NOTE TIMES AND VENUES

Annual HOA Board Meeting

Monday, January 28, 2019

3:00 PM

Palma Sola Botanical Park

19800 17th Ave NW, 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:

Annual Meeting Jan. 28, 2019

Please plan to attend. If you cannot, please fill out and return your proxy statement to ensure our annual meeting quorum requirements.

Garage Sales Requirements Added to Rules & Regulations. Please review new Rule #30 found under governing documents on the website:

<http://www.wisteriaparkhoa.com/homeowners-association/hoa-documents/>

Wisteria Park garage / estate sales are limited to three (3) houses at a time. Also, garage sale hours are limited to between 8 am and 4 pm. Reservations must be made by e-mailing property management

East Side Landscaping (ESL) Committee Meeting -JAN 10, 2019 -10AM at the Gazebo
Homeowners are very welcome to attend.

On the grey menu selection **Landscaping** you can find:

- [Landscaping Contractor Information](#)
- [HOA Landscape Inspection Reports](#)

Lots of good information and details available at your fingertips, please use the website to guide you.

East Side Landscaping Committee (ESL)

A new HOA Board-approved Committee similar to the ARC has been formed to manage and address all East Side landscaping and irrigation issues for the East Side residences. Details can be found as detailed above.

Opt-Out of East Side Landscaping Services

The HOA and East Side Landscaping Committee continue review and discussion with draft #4 submitted at the Nov. 26 Board meeting for review and discussion with all present. No decisions are expected until the New Year.

Landscaping Contract for 2019-2020 Signed

The Board approved award of the 2019-2020 landscape and irrigation maintenance contract to West Bay following competitive bidding with two other recommended full service landscape companies. Not including optional services such as mulch and palm trimming, the Commons base contract increased from **\$49,380** to **\$53,880**.

The East Side homes contract increased from **\$75,600** to **\$83,808**.

New Spa Heater Installed

Our pool spa heater failed just when it was getting cooler outside! This is the 3rd heater installed since Wisteria Park was built. This unit cost \$4000 installed. The HOA Board will continue to look for ways to prolong the life of our expensive heaters including shutting them off during the summer months

Commons Irrigation Water Cost Summary

The HOA Board has made measureable progress this past year to repair and improve this extensive system with an irrigation water savings of over \$4100 to November.

21st Ave. NW Ditch Cleared

The HOA Board arranged for the County to trim the extensive growth in this large area. We have asked the County to further clear the ditch of excessive growth. These activities have all been arranged at no cost to residents

2019 Budget Summary Highlights

A summary of major budget areas is provided below:
The Budget is posted on the website at:

<http://www.wisteriaparkhoa.com/homeowners-association/hoa-financials/>

Common Area By Major Category

Landscaping	\$102,422	34.4%
Pool Area	\$32,300	10.8%
Water/electric	\$16,500	5.5%
Bulk Cable	\$72,820	24.4%
Administration	\$33,661	11.3%
Reserves	<u>\$40,089</u>	13.5%

\$297,792

2019 Common Property Assessment **\$528 quarterly**
an increase of \$0

East Side Landscaping by Major Category

Landscaping	\$111,248	97.8%
Administration	\$ 2,495	2.2%
Surplus Rollover	<u>(\$ 3,727)</u>	
	\$110,016	

2019 East Side Landscaping supplemental
Assessment of **\$382 quarterly**, an increase of \$22.

2018 Board of Directors

Mike Zelle – President Ray King – Vice-President
Donna Burbidge – Treasurer Kemp Pollard – Secretary
Steve Moyer – Member at large

2018 Architectural Review Committee (ARC)

Steve Moyer – Chair Kemp Pollard – Secretary
Mike Zelle – Member at large

2018 East Side Landscaping Committee (ESL)

Donna Burbidge – chair Maureen Hooper- co-chair
Wendy Draina – secretary

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.