



Homeowners Association  
Newsletter

2020  
Vol. 7 Issue 4

### Are We There Yet ....?

How many times have we heard that over the years? And it still applies, this time to the Wisteria landscape enhancements at the 21st Avenue entrance, 17th Avenue entrance and outside the pool area.

The good news ... we are almost there. Starting the project in late October with demo, and despite the setback of working around the November 11 tropical storm and the slowdowns in product availability caused by that storm, our contractor (Duval Landscape) tells us new plantings are expected to be completed in the coming 7 - 10 days (at least as of this writing on December 5). Adding time to the landscape completion was coordination of the project with the significant restoration required of the 21st Ave entrance monuments, which is also expected to be completed in the coming few days. Those plantings could not be completed more quickly as access to the monuments had to be maintained without risking new plantings being trampled.

The landscape redesign and plantings will provide a fresher, uncluttered and more easily maintained landscape that shows off our monuments, pool area and gazebo, while also enhancing the safety of residents and visitors through improved sight lines.

Plants will, of course, take time to mature to achieve the final "look," which will be a dramatic enhancement from the formerly overgrown plants and beds. While the new landscape looks good now, in the next year or so, with proper maintenance, it will be outstanding. Please be patient.

As with any large initiative, there will likely be a "punch list" to work through at the end of the project. The Board will work with Duval to address these items as soon as possible.

The support of the community is much appreciated. We are almost there!

### 2020 Calendar of Events

#### PLEASE NOTE TIMES AND VENUES

December 14, 2020 (Monday) – Zoom Meeting  
January 25, 2021 (Monday) – ANNUAL Meeting Zoom  
In Person TBD

If you cannot attend the ANNUAL Zoom Meeting PLEASE RETURN Your PROXY

Zoom Information is available on the Agenda or by contacting [Nicole@sunstatemanagement.com](mailto:Nicole@sunstatemanagement.com)

*(ARC meetings are on an 'as required' basis)  
All meeting notices and agendas are posted on the Wisteria Park notice board at the community pool a minimum of 48 hours in advance.*

### BOARD "BITS"

**Can You Help?** The Wisteria Park Homeowners Association is looking for volunteers to serve on the Board! If you are interested in serving on the Board, please complete the "Notice of Intent to be a Candidate for the Board".

**Is your Post Light working?** We greatly appreciate your assistance in making sure your Post light is on every night from Dusk to Dawn and NOT OBSTRUCTED BY LANDSCAPE. Post Lights are our ONLY means of lighting at night since we have no streetlights. Only white lights allowed for both Post and Coach lights.

**Thanks** to a great effort by one of our residents, the DIRECTORY has been updated and distributed to all of our residents.

The Board continues working on ongoing projects for 2020 and 2021. Nicole Banks from Sunstate Management is available for questions and/or concerns.

## IMPORTANT UPDATE

### Wisteria Park Community Design Guide Revisions

At the October 30, 2020 meeting of the Wisteria Park Architectural Review Committee (ARC) several revisions to the Community Design Guide were approved. This limited review of the CDG and updates were the result of topics that came to light over the course of 2020. A full review of the CDG was done in 2019.

The revisions covered the following sections:

- Roof Materials and Colors, Accessories, Gutters and Downspouts (pg. 13) - revisions clarify the roofing materials and colors that can be used for both East Side and West Side homes. Some of this information was formerly listed in the Paint Colors section of the CDG but was dropped over the years. Now it is back.
- Paint Colors (pg. 16-18) - this section was modified significantly over the years, so ARC traced color lists from 2005 when the development was started forward to 2019 through many list iterations. The bottom line is that acceptable colors for Exterior Walls, Doors and Secondary Accents are now clearly identified and in one place.
- In addition, ARC updated a separate document called Changing Exterior Paint Colors. This guide was first developed in 2015 and with the 2020 revisions it provides guidance on when ARC approval is or is not required in advance of painting the exterior of your house and the steps to follow if ARC approval is required.
- Signage and Decorations (pg. 35) - discovered during the year was that the Wisteria Park Declaration and CDG were not in agreement as to when political signs may be displayed. The CDG was revised to agree with the Declaration. Political signs may be displayed 90 days in advance of the election to which they pertain, and are to be removed within 15 days after the election.

ARC also approved updates to the Modification Request Form that is required to be submitted to ARC for its review prior to moving forward with exterior changes to any property or lot as delineated in the CDG and the Declaration

The Community Design Guide, Modification Request Form and Changing Exterior Paint Colors documents are available on the Wisteria Park website (<https://www.wisteriaparkhoa.com/#>) in the Homeowners Association section. Please contact Nicole Banks at Sunstate Management with any questions.

**BEST WISHES FOR A HAPPY AND SAFE HOLIDAY SEASON AND NEW YEAR!!!!**

### **2020 Architectural Review Committee**

Randall Miller – Chair  
Maureen Hooper – Secretary  
Ray King – Member at large

**Wisteria Park  
Homeowners Association  
Newsletter**

Jan Carroll, Editor

### **Question? - Contact our Community Association Manager**

Nicole Banks – [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com), 941-870-4920, ext. 204  
Visit the Wisteria Park website at [www.wisteriaparkhoa.com](http://www.wisteriaparkhoa.com) to access Governing Documents, Newsletters, meeting agendas, minutes, financial reports, rules, forms and other community information.

## 2021 BUDGET APPROVED

### Wisteria Park 2021 Budget

The Wisteria Park HOA Board of Directors approved the 2021 budget at its October 26, 2020 meeting. The 2021 budget is posted on our website (<https://www.wisteriaparkhoa.com/files/financials/WP%202021%20Approved%20Budget.pdf>).

The budget is composed of two sections, Common Property and Supplemental Lots (East Side Landscaping). There is an increase in the Common budget of 6.5% and a decrease in the Supplemental budget of 5%.

As West Side homes are only assessed on the Common budget, there was an increase in the quarterly assessment from \$464 to \$494. Primary contributors were increases in Bulk Cable costs, the contribution to Reserves and landscape renewal and replacement projects (tree removal, new plantings as examples). Offsetting these increases was a drop in the Common area landscape contract of 4.4% due to the upcoming January 1 switch from West Bay Landscaping to Duval Landscaping.

East Side homes (Supplemental Lots) quarterly assessment increased from \$883 to \$893. This more modest increase was due to decreases in the East Side landscape contract (due to the move to Duval Landscaping), and reduced mulch and palm tree trimming budgeting.

Quarterly assessment history from 2016 to 2021 is below:

Year	West Side	East Side
2021	\$494	\$893
2020	\$464	\$883
2019	\$528	\$910
2018	\$528	\$888
2017	\$624	\$985
2016	\$617	\$963

The Board continues to work hard to minimize assessment increases while at the same time maintaining the beauty, aesthetics and upkeep of our community. Your support in this effort is appreciated.

Any questions or comments on the 2021 budget may be directed to Nicole Banks.

### **2020 Board of Directors**

Maureen Hooper – President  
Ray King – Vice-President  
Randall Miller – Treasurer  
Jan Carroll – Secretary  
Paul Tobin – Member at large