



# Wisteria Place Gazette

Your Fall Homeowners Association Newsletter 2019  
P.O Box 886 Grayson, Ga 30017



### Agenda

Wisteria Homeowners Association  
General Meeting  
**October 3, 2019**  
Call to Order  
Pledge of Allegiance  
Establish a Quorum  
Approval of the Agenda  
Approval of Minutes from Previous General Meeting  
Approval of the Treasurer's Report  
Unfinished Business  
New Business  
Adjourn

## WPHA Meeting, October 3, 2019

### 7:00 Pool Pavilion

- Address all questions or concerns in writing to the WPHA Board 1 week prior to the meeting to be on the agenda
- P.O Box 866 Grayson, Ga 30017



### FALL FESTIVAL

November 9<sup>th</sup> 12-4pm

Cake Walk, Blowups, Face Painting,  
Music & Food

\* Bake goods are needed for cake walk. Bake goods can be dropped off at 12 at the Pool Pavilion day of Festival.



### Christmas Party

December 21<sup>st</sup>  
More info. to come...



## Neighborhood Reminders

### SLOW DOWN



### PLEASE



### FALL IS HERE

Please maintain your yards in a clean and attractive condition.



Please take a look online to access your Home Owner's Association website:

- News & Information
- Neighborhood Watch/C.O.P.S
- Officers and Representatives
- Bylaws and Covenants
- And much more!

[www.wisteriaplacehoa.org](http://www.wisteriaplacehoa.org)



Stay informed  
Keep in touch.

Wisteria Place Homeowners Association

# Letter from the Board...



## General Meeting Minutes from May 2<sup>nd</sup>

Call to Order  
Approval of the Agenda  
Approval of Minutes  
from Previous General  
Meeting  
Approval of the  
Treasurer's Report

**Social Committee:**  
Pool Party

**Unfinished Business:**  
Homes delinquent in  
HOA payments will be  
contacted by lawyer  
Update key FOB's

**New Business:**  
Voted on new positions  
Hiring a Gwinnett  
officer to patrol  
neighborhood  
Entrance sign needs to  
be painted

**Next General Meeting**  
October 3<sup>rd</sup>, 2019

Adjournment

Hello Wisteria Place Homeowners,

### Welcome our newest board members:

At Large Rep: Traci Smith – she has served on the pool committee in past years and has now joined the board. Thank you for your dedication and service!

Phase 1 Rep: Victor Villanueva – he moved in last year and loves Wisteria Place and was eager to get involved and meet people!

### Common Area Improvements:

The wooden fence around the pool has been replaced and it looks beautiful! Bob McGaha found a fence company who is professional, fast, affordable, and offers high-quality work. If you need a new wooden fence to improve your property, call Manual Lopez – 678-927-1518

### Finances:

As of today, we still have 18 homes who have not paid their dues. Thank you to the majority who pay on time. \$360 is due every year on July 1 and our dues are NOT optional. We will be utilizing our legal team for collections starting this month to ensure payment – and the lawyer adds \$175 for their fee. Reach out to the president or treasurer quickly if you have a past due balance and avoid the additional expense.

Our budget is printed in this newsletter. Please review to see how your money is spent. We have had no major expenses this year, but many small repairs have added up. Your association is in good shape financially.

Covenants: Please continue to maintain and improve your properties!

- Bleach your mailboxes, or better yet, add a fresh coat of white paint!
- Park cars in driveways and not on the street. This is a safety issue. Temporary daytime parking for guests is understandable, but not permanent or overnight street parking.
- Toys and trashcans should be on the side or rear of the house and out of sight.
- Remember, any fences, buildings, additions, paint color changes, etc. require board approval.



# Wisteria Place Tennis News



## Officers & Phase Reps

President: Mike Thomas  
[president@wisteriaplacehoa.org](mailto:president@wisteriaplacehoa.org)

Vice President: Bob McGaha  
[vicepresident@wisteriaplacehoa.org](mailto:vicepresident@wisteriaplacehoa.org)

Secretary: Brooke Stewart  
[secretary@wisteriaplacehoa.org](mailto:secretary@wisteriaplacehoa.org)

Treasurer: James Ingram  
[treasurer@wisteriaplacehoa.org](mailto:treasurer@wisteriaplacehoa.org)

Phase 1: Victor Villanueva  
[phase1rep@wisteriaplacehoa.org](mailto:phase1rep@wisteriaplacehoa.org)

Phase 2: Debbie Hyde  
[phase2rep@wisteriaplacehoa.org](mailto:phase2rep@wisteriaplacehoa.org)

Phase 3: Irene Escheveria  
[phase3rep@wisteriaplacehoa.org](mailto:phase3rep@wisteriaplacehoa.org)

Phase 4: John Stry  
[phase4rep@wisteriaplacehoa.org](mailto:phase4rep@wisteriaplacehoa.org)

At Large: Phase Rep. Traci Smith

Scott Burel  
[webmaster@wisteriaplacehoa.org](mailto:webmaster@wisteriaplacehoa.org)

## Committee Members

Swim - Norma Whitten  
Tennis - Jeff Smith  
Landscaping  
Maintenance- Sam Tidwell  
Social: Irene Escheveria  
Covenants & Security: All Board Members  
Friends & Neighbors : Vickie Stavely  
Architectural :

## Wisteria Place currently has three ALTA teams:

1. Men's team (age 18+) – matches are played on Saturdays @9:00am (Fall and Spring seasons)
  2. Ladies' team (age 18+) – matches are played on Sundays @1:00pm (Fall and Spring seasons)
  3. Senior Men's team (age 45+) – matches are played on Fridays @6:30pm (Summer season)
- Interested in joining one of our neighborhood ALTA tennis teams?  
Have a question about tennis at Wisteria Place?  
Contact JEFF SMITH @404-375-1843



## Tennis Court Rules:

The rules for use of the Wisteria Place tennis courts are posted on the board near the court gate.

**THE TENNIS COURTS ARE TO BE USED ONLY FOR TENNIS!**

**All other activities are STRICTLY PROHIBITED!**

**DOGS AND OTHER PETS ARE NOT ALLOWED ON THE TENNIS COURTS!**

### Tennis Court Reservation / Sign-up:

Homeowners may reserve court time using the SIGN UP SHEET posted near the court gate. Scheduled ALTA practices and matches always take priority

### Tennis Pavilion:

The Pavilion may be reserved by contacting JEFF SMITH @404-375-1843

## WISTERIA PLACE TENNIS



**BE HEALTHY!   HAVE FUN!   PLAY TENNIS!**

### Tennis Facility News:

Our tennis courts were recently resurfaced by Court Makers, Inc. using the Armor Crack Repair System. We are very pleased with the results. Your Wisteria Place tennis facility is as nice as any in the Grayson community! PLEASE TAKE PRIDE IN MAINTAINING THE FACILITY!



# Year to Date Expense Budget

For the Twelve Months Ending June 30, 2020

0

WISTERIA PLACE HOME OWNER ASSOCIATION  
 YEAR TO DATE EXPENSE BUDGET  
 FOR THE TWELVE MONTHS EDING JUNE 30, 2020

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
EXPENSES				
FRIENDS & NEIGHBORS - GIFTS	0.00	180.00	(180.00)	(100.00)
FRIENDS & NEIGHBORS - OTHER	0.00	120.00	(120.00)	(100.00)
INSURANCE	0.00	3,500.00	(3,500.00)	(100.00)
REGISTRATION FEES	0.00	50.00	(50.00)	(100.00)
LANDSCAPE EXPENSES	2,018.00	12,000.00	(9,982.00)	(83.18)
PEST CONTROL	75.00	320.00	(245.00)	(76.56)
LEGAL FEES	0.00	2,400.00	(2,400.00)	(100.00)
NEWSLETTERS	0.00	80.00	(80.00)	(100.00)
OFFICE SUPPLIES	39.99	300.00	(260.01)	(86.67)
POSTAGE	11.00	300.00	(289.00)	(96.33)
TRASH SERVICE	0.00	400.00	(400.00)	(100.00)
OTHER EXPENSES	0.00	300.00	(300.00)	(100.00)
MAINT & REPAIRS - CLUB HOUSE	360.00	1,500.00	(1,140.00)	(76.00)
MAINT & REPAIRS - POOL	2,035.00	9,600.00	(7,565.00)	(78.80)
MAINT & REPAIRS - OTHER	0.00	2,400.00	(2,400.00)	(100.00)
SOCIAL EVENTS - FALL FESTIVAL	0.00	900.00	(900.00)	(100.00)
SOCIAL EVENTS - POOL OPENING	0.00	350.00	(350.00)	(100.00)
SP POOL SIGNS	0.00	2,000.00	(2,000.00)	(100.00)
SP FENCE AND PLAYGROUND REPAIR/REPLACE	4,760.00	6,000.00	(1,240.00)	(20.67)
SP TREE REMOVAL AND TRIMMING	0.00	4,000.00	(4,000.00)	(100.00)
TAXES - PROPERTY (POOL/TENNIS)	0.00	925.00	(925.00)	(100.00)
TAXES - PROPERTY (WINE CLSTR)	0.00	20.00	(20.00)	(100.00)
TENNIS COURT EXPENSES	0.00	900.00	(900.00)	(100.00)
UTILITIES - ELECTRIC (FRONT)	96.95	1,080.00	(983.05)	(91.02)
UTILITIES - ELECTRIC (POOL)	1,093.75	5,400.00	(4,306.25)	(79.75)
UTILITIES - WATER	502.55	1,500.00	(997.45)	(66.50)
UTILITIES - POOL PHONE	298.58	1,800.00	(1,501.42)	(83.41)
WEBSITE EXPENSES	179.88	240.00	(60.12)	(25.05)
<b>TOTAL EXPENSES</b>	<b>11,470.70</b>	<b>58,565.00</b>	<b>(47,094.30)</b>	<b>(80.41)</b>
BANK BALANCE AS OF 9/8/19	\$58,800.72			
CERTIFICATE OF DEPOSIT AS OF 9/8/19	\$15,120.44			
SAVINGS ACCOUNT BALANCE AS OF 9/8/19	\$3,874.31			
<b>TOTAL CASH AVAILABLE</b>	<b>\$77,795.47</b>			
<b>TOTAL OUTSTANDING HOA FEES</b>	<b>\$8,336.77</b>			