



Wisteria Place Gazette

Your Spring Homeowners Association Newsletter 2018

P.O Box 886 Grayson, Ga 30017

Agenda

Wisteria Homeowners Association

General Meeting

May 3, 2018

Call to Order

Pledge of Allegiance

Approval of the Agenda

Approval of Minutes from

Previous General Meeting

Approval of the Treasurer's

Report

Vote on eligible board members

Unfinished Business

New Business

Adjourn

WPHA Meeting Thursday, May 3, 2018

7:00 PM at Wisteria Place Pool Pavilion

- Light refreshments will be provided
- Address all questions or concerns in writing to the WPHA Board 1 week prior to the meeting (April 26th) to be on the agenda
- P.O Box 866 Grayson, Ga 30017

ATTENTION all WP Graduates!!

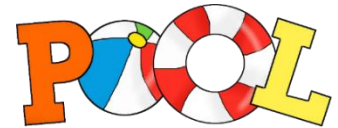
Need: Graduate Name and School

For WP Graduation Banner

Email Sandi Thomas

gracepeaceyoga@gmail.com

By April 30th



POOL OPENS MAY 19th

It's almost time to enjoy the sun and the pool again! Please mark your calendars for a Pool Cleaning Workday, Saturday, May 12th



Annual Dues

\$360

Due by July 1st

Invoices will be mailed in May

December 8th

General Meeting Minutes

Call to Order by Mike Thomas

- Approval of the Agenda
- Approval of Minutes from Previous General Meeting
- Approval of the Treasurer's Report
- Unfinished Business
- New Business

1. May need new hot water heater

2. Water pressure needs to be checked

3. Back flow testing needed

4. Drain water lines for winter
 - Adjourn

Neighborhood Reminders

SLOW DOWN



PLEASE



SPRING IS HERE

Please maintain your yards in a clean and attractive condition.



like us on

facebook



Stay informed
Keep in touch.

Wisteria Place Homeowners Association

Letter from the Board...



This is Jon Stry from the C.O.P.S. program here in Wisteria Place.

Over the years due to people moving out/phone numbers changing we need to build our block captains and phone list back up.

I would like to hear from anyone wanting to stay on this as well as anyone thinking about it for the first time.

Just being on the phone list will enable you to hear about problems or threats as they occur so you will be better informed.

Please contact me for more information as I would love to get you more involved in this great neighborhood program.
404-450-9100.
Thanks.



Wisteria Place...Safe, Beautiful, and Appreciating

We have many new homeowners moving in over the past year, and our home values are now higher than ever. Thank you for all the home improvements and beautifications that happen before the sale – let's keep it going with our wonderful new families! Get to know your neighbors, come to the meetings, and get involved with your association. Did you know we don't use a management company? Your association is run by neighbors with passion and pride for our awesome community, keeping your dues low while keeping high standards as required in our covenants.

The Board's duties and recent accomplishments:

1. Attractive new pine straw and landscaping improvements
2. New pool service company hired for 2018 for better service and lower costs
3. Additional rubber mulch added to keep the playground safe and fun
4. New paint on the front entrance walls
5. Resurfaced tennis courts last year – best in town!
6. Improved LED lights at entrance and pool – 100% working
7. Security cameras at the pool – no major trouble last year!
8. C.O.P.S program – your neighbors keeping a watchful eye
9. Gwinnett county police are shooting radar in the neighborhood at our request.
10. Facebook page – for timely neighborhood notices
11. Improved webpage www.wisteriaplacehoa.org
12. Aggressively collected nearly 100% of HOA dues this past year (with the help of our law firm)
13. Sending violation letters when necessary – enforcing covenants and
14. Santa Claus is coming to Wisteria Place in December (details later)

The Homeowner's duties and expectations:

1. Pay your dues July 1. Dues are not optional, and we are legally bound to pay the dues. Plan now, and set aside \$360. Paying late will cost the homeowner much more in penalties and late fees, after which we enlist the legal firm - it gets very expensive to pay late. Please save us the trouble and save yourself money - PAY ON TIME. Can we get 100% paid on time this year?
2. Spray weeds in lawns and beds, and keep lawns mowed. Edge and blow your curbs often. Most homes look beautiful – thank you. Enforcement actions have started on a few deficient homes.
3. Spray bleach on your house or mailbox – a wet winter means lots of mold and mildew.
4. Park in the driveway. Street parking is only allowed temporarily for guests.

Wisteria Place is a wonderful place to live! We hope to see you at the next meeting – it's always informative and fun getting to know our neighbors!!

Wisteria Place Pool Rules

9am-10pm Sunday-Thursday
9am-11pm Friday & Saturday

Pool Opens May 19th!

Before you grab your pool fob and head up to the pool...please take a few moments to read over the pool rules and to discuss them with your family.

Thanks for being considerate of your neighbors by following pool area rules and county regulations.

Unfortunately there may be some instances that require consequences to be enforced. If you observe rules being disregarded, please gently remind the person of the posted pool rules. If they continue to disregard the rules, please inform your phase representative of the situation.

Your phase representative can assist you if you need a pool fob or if you have fob issues.

Visit www.wisteriaplacehoa.org

- To print a pool pavilion reservation form
- To contact a phase rep to help with a pool fob issue or to report an issue that may require a consequence

To access Wi-Fi use the password Volunteer!

General Reminders:

- Glass is not allowed inside the fenced area and should not be placed in the trash/recycle cans
- Smoking is not allowed anywhere on the pool, tennis, playground and parking lot areas
- Fence climbing is not allowed
- Adults need to accompany small children to the bathroom
- Used diapers need to be placed in the bags provided in the restrooms, sealed, and placed in the large trash cans
- Food trash from meals eaten at the pool need to be placed in the bags provided in the restrooms, sealed, and placed in the large trash cans
- Put down umbrellas before you leave the pool area
- Close bathroom doors if you are the last person to leave the pool area

Looking forward to a great, enjoyable, relaxing pool season!

CONSEQUENCES FOR VIOLATION OF RULES

1st OFFENSE – Verbal warning and possible suspension of pool privileges for the day.

2nd OFFENSE – A letter will be sent and a one week suspension.

3rd OFFENSE – A letter will be sent and a two week suspension.

4th OFFENSE – After 3rd offense, termination of pool privileges for remainder of pool season for the offender.

SUMMER BLAST POOL PARTY

June 2nd From 12-3!

Please mark your calendars!

Food, Fun and Music!



Wisteria Place Pool Rules

9am - 10pm Sunday - Thursday
9am - 11pm Friday & Saturday

NO LIFEGUARD ON DUTY

General Rules and Regulations

THE MOST IMPORTANT RULE: IF THERE IS A CONTAMINATION OF ANY TYPE, THE POOL AREA WILL BE IMMEDIATELY LOCKED DOWN AND CLOSED UNTIL FURTHER NOTICE.

- All residents are expected to cooperate with, and support the actions of the Pool Committee in the enforcement of the rules and regulations
- No children under 15 years of age may enter the pool area unless accompanied by an individual 18 years old or older.
- Proper swimming attire is required. Children under the age of 3 years are required to wear rubber pants (not swim diapers or regular diapers). This will be enforced to the max for the safety of everyone. "Cut-offs" are prohibited: hemmed shorts only.
- Absolutely NO GLASS or breakable objects are permitted inside the fenced-in area of the pool.
- Homeowners who are delinquent in payment of WP dues will not be allowed to use the pool and recreation facilities until all outstanding assessments are paid in full. The Pool Committee will have an updated list of homeowners in this status.
- All residents and guest are required to have pool tags in their possession when in the pool area. All persons should be able to identify themselves if so requested. This is necessary to assure use of the pool only by residents (and their authorized guests) and to track and deter rule violations. A current directory will be stored in the operations room.
- Absolutely no running, diving, boisterous or rough play will be permitted in the pool enclosure or lavatories.
- Splashing, shoving, dunking is not permitted. Spitting/spouting of water, blowing the nose, etc., in the pool is strictly prohibited.
- Profanity, foul and disrespectful language, improper behavior, intoxication, and vulgar remarks are prohibited and may result in ejection from the pool grounds. We reserve the right to restrict pool use of any individual whose behavior endangers the safety and well being of other swimmers.
- No food or drink will be permitted within 2 feet of the pool. Restrict the above to the deck and cabana areas where this is permitted.
- Under no circumstances will minors be permitted possession of alcoholic beverages.
- Smoking is not allowed on any WHPHA common property, including the pool, deck, pavilions, or tennis court area.
- Bicycles, skateboards and roller blades are not allowed in the pool area.
- Solitary swimming is not advised. Swim at your own risk.
- One person at a time on pool ladders.
- No playing with emergency equipment. Emergency equipment is available on the fence. These are not toys!
- Bathers shall take a cleaning shower before entering the pool and before returning to the pool following use of the toilet.
- Persons having an infection or communicable disease, which can be transmitted by water, will be excluded from use of the pool. Persons with open blisters or cuts or sores will be warned of infection and advised not to use the pool (County ordinance 30.5).
- Chewing gum in the water is prohibited.
- Pets are not allowed in the fenced pool or cabana area.
- First aid equipment will be made accessible to adults. It will be mounted in plain view.
- The mechanical room is off limits to unauthorized persons.
- The playing of radios, tapes, or CD's must be kept at a moderate noise level. The use of earphones is greatly appreciated.
- Upper arm floats are not considered lifesaving devices and children wearing these require strict parental supervision.
- STORMS: Please evacuate the pool area at the first sign of threatening weather.
- Use floats with discretion. It is recommended that they not be used on the weekends or during peak hours. Please take floats home with you.
- If you are the last one to leave the pool area, make sure umbrellas are down, bathroom doors are closed, lights and fans are off.
- Vacate pool when pool service is vacuuming



Wisteria Place Tennis News

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 seasons)

Interested in joining one of our ALTA tennis teams?

Have a question about tennis at Wisteria Place?

Contact JEFF SMITH @404-375-1843



ALTA... WHERE ATLANTA COMES TO PLAY

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!

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.

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!



Wisteria Place Tennis Court Rules

- Court Hours Are 8:00am – 11:00pm
- Wisteria Place Homeowners Only
- NO DOGS Allowed on Court
- NO BIKES or Wheeled Objects Allowed
- NO GLASS Containers allowed
- Reserve Court Time on Sign-up Board
- ALTA Matches and Practices Have Priority
- Non-Marking Tennis Shoes Must Be Worn
- Members Under 10 Must Be Supervised
- Turn Off Lights/Secure Gate When Finished

CONTACT JEFF SMITH @404-375-1843 TO REPORT PROBLEMS

THE TENNIS COURTS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN TENNIS!

Year to Date Expense Budget

For the Twelve Months Ending June 30, 2018

WISTERIA PLACE HOME OWNERS ASSOCIATION
YEAR TO DATE EXPENSE BUDGET
FOR THE TWELVE MONTHS ENDING JUNE 30, 2018

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
EXPENSES				
FRIENDS & NEIGHBORS - GIFTS	101.36	120.00	(18.64)	(15.53)
FRIENDS & NEIGHBORS - OTHER	0.00	180.00	(180.00)	(100.00)
INSURANCE	0.00	2,700.00	(2,700.00)	(100.00)
REGISTRATION FEES	50.00	200.00	(150.00)	(75.00)
LANDSCAPE EXPENSES	6,804.00	12,000.00	(5,196.00)	(43.30)
PEST CONTROL	225.00	320.00	(95.00)	(29.69)
LEGAL FEES	1,859.00	3,000.00	(1,141.00)	(38.03)
NEWSLETTERS	154.34	120.00	34.34	28.62
OFFICE SUPPLIES	143.31	130.00	13.31	10.24
POSTAGE	129.00	240.00	(111.00)	(46.25)
TRASH SERVICE	197.16	400.00	(202.84)	(50.71)
OTHER EXPENSES	20.90	240.00	(219.10)	(91.29)
MAINT & REPAIRS - CLUB HOUSE	1,013.00	1,500.00	(487.00)	(32.47)
MAINT & REPAIRS - POOL	4,300.87	9,600.00	(5,299.13)	(55.20)
MAINT & REPAIRS - OTHER	1,678.16	1,000.00	678.16	67.82
SOCIAL EVENTS - FALL FESTIVAL	832.60	800.00	32.60	4.08
SOCIAL EVENTS - POOL OPENING	0.00	350.00	(350.00)	(100.00)
SP PROJECT - TENNIS COURT REPAIR	14,650.00	14,650.00	0.00	0.00
TAXES - PROPERTY (POOL/TENNIS)	921.51	925.00	(3.49)	(0.38)
TAXES - PROPERTY (WINE CLSTR)	16.60	20.00	(3.40)	(17.00)
TENNIS COURT EXPENSES	375.00	800.00	(425.00)	(53.13)
UTILITIES - ELECTRIC (FRONT)	854.95	1,680.00	(825.05)	(49.11)
UTILITIES - ELECTRIC (POOL)	4,742.12	5,400.00	(657.88)	(12.18)
UTILITIES - WATER	1,519.90	3,600.00	(2,080.10)	(57.78)
UTILITIES - POOL PHONE	1,109.48	1,680.00	(570.52)	(33.96)
WEBSITE EXPENSES	195.87	180.00	15.87	8.82
TOTAL EXPENSES	41,894.13	61,835.00	(19,940.87)	(32.25)
BANK BALANCE AS OF 3/12/18	\$33,363.83			
CERTIFICATE OF DEPOSIT AS OF 3/12/18	\$15,092.76			
SAVINGS ACCOUNT BALANCE AS OF 3/12/18	\$3,958.60			
TOTAL CASH AVAILABLE	\$52,415.19			
TOTAL OUTSTANDING HOA FEES	\$4,837.53			

Officers & Phase Reps.

President	Mike Thomas	president@wisteriaplac Hoa.org	Swim	Norma Whitten
Vice President	Mark Reed	vicepresident@wisteriaplac Hoa.org	Tennis	Jeff Smith
Secretary	Brooke Stewart	secretary@wisteriaplac Hoa.org	Landscaping	Meredith Bailey
Treasurer	James Ingram	treasurer@wisteriaplac Hoa.org	Maintenance	Spot OPEN (Could Be YOU!)
Phase 1	Bob McGaha	phase1rep@wisteriaplac Hoa.org	Social	Irene Escheveria
Phase 2	Debbie Hyde	phase2rep@wisteriaplac Hoa.org	Covenants & Security	All Board Members
Phase 3	Jeff Smith	phase3rep@wisteriaplac Hoa.org	Friends & Neighbors	Vickie Stavely
Phase 4	John Stry	phase4rep@wisteriaplac Hoa.org	Architectural	Robby Tieman
At Large	Robby Tieman	atlargerep@wisteriaplac Hoa.org		