



# Wisteria Place Gazette

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

## Agenda

- Wisteria Homeowners Association
- General Meeting
- May 2, 2019**
- Call to Order
- Approval of the Agenda
- Approval of Minutes from Previous General Meeting
- Approval of the Treasurer's Report
- Vote on eligible phase representatives and officers
- Unfinished Business
- New Business
- Adjourn

## December 6<sup>th</sup>

### General Meeting Minutes

## Agenda

- Wisteria Homeowners Association
- General Meeting
- Call to Order
- Approval of the Agenda
- Approval of Minutes from Previous General Meeting
- Approval of the Treasurer's Report
- Unfinished Business
- Online bill pay for HOA dues
- New Business
- Update Key FOB's computer system
- Approved to fix puddle under pavilion at pool rail
- Adjourn

## WPHA Meeting Thursday, May 2, 2019

7:00 PM at Wisteria Place Pool Pavilion

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

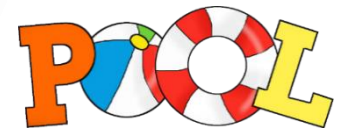
### ATTENTION all WP Graduates!!

Need: Graduate Name and School  
For WP Graduation Banner

Email Sandi Thomas

[gracepeaceyoga@gmail.com](mailto:gracepeaceyoga@gmail.com)

By May 6<sup>th</sup>



## Annual Dues

\$360

Due by July 1st

Invoices will be mailed in May

## POOL OPENS MAY 18<sup>th</sup>

It's almost time to enjoy the sun and the pool again!

## Neighborhood Reminders

### SLOW DOWN



### PLEASE



No Overnight Parking On The Street

### SPRING IS HERE

Please maintain your yards in a clean and attractive condition.



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.



Hello Wisteria Place Homeowners,

Thank you for reading our newsletter – we are glad you care about our neighborhood! Your association is run by homeowners like you! And we need a few good neighbors to step up and join our team!

**Board Openings**- Thank you to Heather Swain for serving as At Large Rep, and to Mark Reed for serving as Vice President! Bob McGaha has been nominated to step up from Phase 1 Rep to the Vice President's position! The following positions are now open, and here's a brief description of the responsibilities:

**Phase One Rep**- Rep must live in Phase 1. Get to know homeowners in your phase, answer their inquiries, notice covenant violations and communicate verbally, and work with At Large Rep for continued violations. Attend board meetings (3 per year) and general meetings (2 per year).

**At Large Rep** - Coordinate and communicate with Phase Reps, manage all covenant deficiencies by sending notifications and letters, and keep records of violations. This position is important to keeping our high standards by enforcing the covenants we all agreed to when we purchased in this beautiful neighborhood! Attend board meetings (3 per year) and general meetings (2 per year).

If you choose to serve you will not only be helping to improve our neighborhood, but you will also be given a reduction in your dues. And our meetings are fun and positive – you'll enjoy serving! Please contact the board if you are interested, and we will vote during the spring general meeting.

## Common Area Improvements –

1. We have a beautiful new paint job on the pool/tennis pavilions and buildings! Thanks Kenny McTaggart! I recommend him for house painting too!
2. We have a new drain where the puddle collects at the pool pavilion – thanks Steve Washkill! And he repaired the pool railing base as well – now it's secure and safe!
3. Pine straw coming soon – thanks Meredith for coordinating our landscaping ☺
4. New LED lighting in the center entrance island coming soon – that will finish our LED conversion!
5. Fence and playground will be repaired, pressure washed and stained soon to keep them looking new.

**Finances** – Please review the budget in this newsletter. Our financial position is strong, and we've been frugal this year with no major expenses. There are only a few past due homeowners currently, which will be collected soon by our legal team. It's always best to pay on time – thank you to those who do! Start planning now - \$360 annual dues should be paid this July.

**Covenants** – Please consider these common issues, and make sure your property shines!

1. Bleach your mailboxes, or better yet, add a fresh coat of white paint! Call Kenny McTaggart at 404-916-2600 and he'll do it for \$25.
2. 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.
3. Spring weeds – PLEASE spray weed control, or hire a treatment company. At the very least, keep it mowed.
4. Remember, any fences, buildings, additions, paint color changes, etc. require board approval.

Wisteria Place is a wonderful, quiet, safe, friendly, and fun place to live!

# Wisteria Place Pool Rules

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

## Pool Opens May 18<sup>th</sup>!

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](http://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 8<sup>th</sup> 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.**



## 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, 2019

## YEAR TO DATE EXPENSE BUDGET FOR THE TWELVE MONTHS ENDING JUNE 30, 2019

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
<b>EXPENSES</b>				
FRIENDS & NEIGHBORS - GIFTS	10.57	180.00	(169.43)	(94.13)
FRIENDS & NEIGHBORS - OTHER	0.00	120.00	(120.00)	(100.00)
INSURANCE	0.00	3,000.00	(3,000.00)	(100.00)
REGISTRATION FEES	50.00	100.00	(50.00)	(50.00)
LANDSCAPE EXPENSES	7,596.00	12,000.00	(4,404.00)	(36.70)
PEST CONTROL	225.00	320.00	(95.00)	(29.69)
LEGAL FEES	1,250.00	3,000.00	(1,750.00)	(58.33)
NEWSLETTERS	12.80	120.00	(107.20)	(89.33)
OFFICE SUPPLIES	0.00	150.00	(150.00)	(100.00)
POSTAGE	164.00	240.00	(76.00)	(31.67)
TRASH SERVICE	286.74	400.00	(113.26)	(28.32)
OTHER EXPENSES	320.00	240.00	80.00	33.33
MAINT & REPAIRS - CLUB HOUSE	1,232.39	1,500.00	(267.61)	(17.84)
MAINT & REPAIRS - POOL	5,752.00	9,600.00	(3,848.00)	(40.08)
MAINT & REPAIRS - OTHER	2,191.18	2,400.00	(208.82)	(8.70)
SOCIAL EVENTS - FALL FESTIVAL	900.81	800.00	100.81	12.60
SOCIAL EVENTS - POOL OPENING	0.00	350.00	(350.00)	(100.00)
SP CLUB HOUSE PAINTING	4,000.00	4,000.00	0.00	0.00
TAXES - PROPERTY (POOL/TENNIS)	921.28	925.00	(3.72)	(0.40)
TAXES - PROPERTY (WINE CLSTR)	16.48	20.00	(3.52)	(17.60)
TENNIS COURT EXPENSES	855.00	800.00	55.00	6.88
UTILITIES - ELECTRIC (FRONT)	699.59	1,200.00	(500.41)	(41.70)
UTILITIES - ELECTRIC (POOL)	4,452.77	6,000.00	(1,547.23)	(25.79)
UTILITIES - WATER	1,073.46	2,400.00	(1,326.54)	(55.27)
UTILITIES - POOL PHONE	1,325.69	1,680.00	(354.31)	(21.09)
WEBSITE EXPENSES	195.87	180.00	15.87	8.82
<b>TOTAL EXPENSES</b>	<b>33,531.63</b>	<b>51,725.00</b>	<b>(18,193.37)</b>	<b>(35.17)</b>
BANK BALANCE AS OF 4/22/19	\$34,893.64			
CERTIFICATE OF DEPOSIT AS OF 4/22/19	\$15,106.57			
SAVINGS ACCOUNT BALANCE AS OF 4/22/19	\$3,894.19			
<b>TOTAL CASH AVAILABLE</b>	<b>\$53,894.40</b>			
<b>TOTAL OUTSTANDING HOA FEES</b>	<b>\$4,990.32</b>			

## Officers & Phase Reps.

**President** Mike Thomas [president@wisteriaplacelha.org](mailto:president@wisteriaplacelha.org)  
**Vice President** Vote for Bob [vicepresident@wisteriaplacelha.org](mailto:vicepresident@wisteriaplacelha.org)  
**Secretary** Brooke Stewart [secretary@wisteriaplacelha.org](mailto:secretary@wisteriaplacelha.org)  
**Treasurer** James Ingram [treasurer@wisteriaplacelha.org](mailto:treasurer@wisteriaplacelha.org)  
**Phase 1** Bob McGaha [phase1rep@wisteriaplacelha.org](mailto:phase1rep@wisteriaplacelha.org)  
**Phase 2** Debbie Hyde [phase2rep@wisteriaplacelha.org](mailto:phase2rep@wisteriaplacelha.org)  
**Phase 3** Jeff Smith [phase3rep@wisteriaplacelha.org](mailto:phase3rep@wisteriaplacelha.org)  
**Phase 4** John Stry [phase4rep@wisteriaplacelha.org](mailto:phase4rep@wisteriaplacelha.org)  
**At Large** OPEN [atlargerep@wisteriaplacelha.org](mailto:atlargerep@wisteriaplacelha.org)

**Swim** Norma Whitten  
**Tennis** Jeff Smith  
**Landscaping** Meredith Bailey  
**Maintenance** Sam Tidwell  
**Social** Irene Escheveria  
**Covenants & Security** All Board Members  
**Friends & Neighbors** Vickie Stavelly