



Wisteria Place Gazette

Your Fall Homeowners Association Newsletter 2022
P.O Box 886 Grayson, Ga 30017



WPHA Meeting, December 8, 2022 7:00 Pool Pavilion

- Address all questions or concerns in writing to the WPHA Board prior to the meeting to be on the agenda
- P.O Box 886 Grayson, Ga 30017

Agenda

- Wisteria Homeowners Association
- General Meeting
- December 8, 2022
- Call to Order
- Approval of the Agenda
- Approval of Minutes from Previous General Meeting
- Approval of the Treasurer's Report
- Unfinished Business
- New Business
- Adjourn

FALL FESTIVAL

October 15th 12-4pm

Cake Walk, Blowups, Face Painting,
Music & Food

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



Neighborhood Reminders

SLOW DOWN



PLEASE



FALL IS HERE

Please maintain your yards in a clean and attractive condition.



Please look online to access your Homeowner's Association website:

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

www.wisteriaplacehoa.org



Stay informed
Stay connected.

Wisteria Place Homeowners Association

Letter from the Board...



General Meeting Minutes from May 16

Call to Order
Approval of the Agenda
Approval of Minutes
from Previous General
Meeting
Approval of the
Treasurer's Report
Unfinished Business:
Clean yards &
Mailboxes
Speed humps
New Business:
Looking into speed
bumps
Pool Monitor for 2021
pool season
Next General Meeting
December 8, 2022
Adjournment

Hello Wisteria Place homeowner,

As we enter the fall and winter season, we want to continue to maintain our yards and homes. Please remember any work being done on the outside of your home does need to be approved by our HOA. Please contact your phase rep on the approval process. We ask for notification/ approval request at least two weeks prior to any work being done.

Flowering trail has been approved for speed humps. Gwinnett County has stated they should be installed before the end of the calendar year. We are still working on getting our petition signed in phase 3 and phase 4.

Lastly, check to make sure you have paid your HOA dues. These dues help cover the cost of the maintenance when entering our neighborhood, along with keeping the pool and tennis courts up to date and in good condition. Unfortunately, failure to pay dues or work out a payment plan could result in legal action.

Thank you for taking the time to read our newsletter! We hope to see you at our fall festival!



Halloween



If you wish to participate in trick or treating. Please make sure to have your outside lights on..



Wisteria Place Tennis News

Wisteria Place currently has four 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)
4. Senior Day Men's team (55+)- matches played on Wednesday @10:00am (Fall & Spring 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/make-ups 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, 2023

2023-2

Officers & Phase Reps

President: Victor Villanueva

president@wisteriaplacehoa.org

Vice President: Bob McGaha

vicepresident@wisteriaplacehoa.org

Secretary: Brooke Stewart

secretary@wisteriaplacehoa.org

Treasurer: James Ingram

treasurer@wisteriaplacehoa.org

Phase 1: Andrew Bowden

phase1rep@wisteriaplacehoa.org

Phase 2: Sandi Thurber

phase2rep@wisteriaplacehoa.org

Phase 3: Irene Echevarria

phase3rep@wisteriaplacehoa.org

Phase 4: Marvin Harris

At Large: Phase Rep. Traci Smith

atlargerep@wisteriaplace.org

Webmaster: Matthew Schulz

EXPENSES

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
FRIENDS & NEIGHBORS - GIFTS	0.00	180.00	(180.00)	(100.00)
FRIENDS & NEIGHBORS - OTHER	0.00	0.00	0.00	0.00
INSURANCE	0.00	4,000.00	(4,000.00)	(100.00)
REGISTRATION FEES	0.00	60.00	(60.00)	(100.00)
LANDSCAPE EXPENSES	3,046.00	9,600.00	(6,554.00)	(68.27)
PEST CONTROL	75.00	320.00	(245.00)	(76.56)
LEGAL FEES	0.00	1,800.00	(1,800.00)	(100.00)
NEWSLETTERS	0.00	90.00	(90.00)	(100.00)
OFFICE SUPPLIES	99.99	500.00	(400.01)	(80.00)
POSTAGE	154.97	360.00	(205.03)	(56.95)
TRASH SERVICE	89.58	360.00	(270.42)	(75.12)
OTHER EXPENSES	0.00	0.00	0.00	0.00
MAINT & REPAIRS - CLUB HOUSE	792.92	1,200.00	(407.08)	(33.92)
MAINT & REPAIRS - POOL	3,461.00	12,000.00	(8,539.00)	(71.16)
MAINT & REPAIRS - OTHER	0.00	50.00	(50.00)	(100.00)
SOCIAL EVENTS - FALL FESTIVAL	1,000.00	1,000.00	0.00	0.00
SOCIAL EVENTS - POOL OPENING	0.00	500.00	(500.00)	(100.00)
SOCIAL EVENTS - CHRISTMAS	0.00	500.00	(500.00)	(100.00)
TAXES - PROPERTY (POOL TENNIS)	985.71	985.71	0.00	0.00
TAXES - PROPERTY (WINE CLSTR)	16.60	16.60	0.00	0.00
TENNIS COURT EXPENSES	0.00	1,200.00	(1,200.00)	(100.00)
UTILITIES - ELECTRIC (FRONT)	238.52	780.00	(541.48)	(69.42)
UTILITIES - ELECTRIC (POOL)	2,234.71	5,100.00	(2,865.29)	(56.18)
UTILITIES - WATER	641.53	3,000.00	(2,358.47)	(78.62)
UTILITIES - POOL PHONE	288.75	1,200.00	(911.25)	(75.94)
WEBSITE EXPENSES	0.00	200.00	(200.00)	(100.00)
	0.00			
TOTAL EXPENSES	13,125.28	45,002.31	(31,877.03)	(70.83)
BANK BALANCE AS OF 10/4/2022	\$33,263.36			
CERTIFICATE OF DEPOSIT AS OF 10/4/22	\$15,149.66			
SAVINGS ACCOUNT BALANCE AS OF 10/4/22	\$3,740.42			



Committee Members

Swim - Norma Whitten
 Maintenance- William Carden
 Covenants & Security: All Board Members
 Friends & Neighbors : Janice Rinaldo

Tennis - Jeff Smith
 Social: Irene Echevarria