



Wisteria Place Gazette

Your Fall Homeowners Association Newsletter 2016

P.O. Box 886 Grayson, Ga 30017



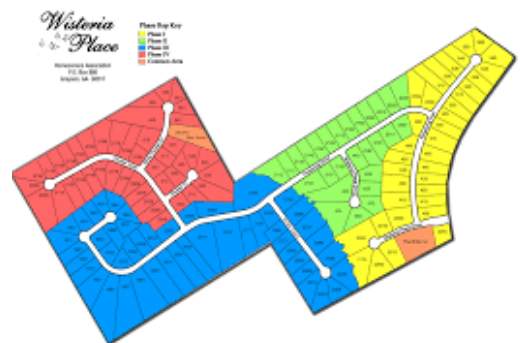
Agenda

Wisteria Homeowners
Association
General Meeting
December 8, 2016

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, December 8, 2016 7:00 at 530 Flowering Trail

- Refreshments will be served.
- 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



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



Stay informed
Keep in touch.

Wisteria Place Homeowners Association

Letter from the Board...



Board Meeting Minutes from Sept. 22nd.

Call to Order

Approval of the Agenda

Approval of Minutes from
Previous General Meeting

Approval of the Treasurer's
Report

Tennis Report:

Courts need to be
resurfaced in the near
future

Maintenance Report:

Need to Install Bathroom
Heater for weatherization.
Toilets need to be rebuilt

Social Committee:

Planned Fall Festival

Unfinished Business:

Cars parked on the street
overnight will be reported
to Gwinnett County
Enforce HOA ordinances
with daily fines of \$25
after warnings

New Business:

Get out Fall Newsletter
Adjourn

Fall festival was a great success! Thank you to Irene and Greg for planning, coordinating, and working so hard during the event, plus many volunteers who brought cakes and food and helped with setup and cleanup. And thank you to Ted for the fun inflatables and music!

You'll notice we've invested a new cover on the pool, as well as replacing one of the pumps. The new pool lining installed this year looks great and is holding up very well. We've had a few behavior issues at the pool this summer, but no harm done thanks to observant neighbors and good parents. We will likely install a surveillance camera system around the pool and tennis courts in the near future, which will add to the security of the overall neighborhood. The new system with HD cameras will not only deter mischief at the pool, but it will also monitor cars coming and going into the neighborhood if ever needed for a criminal activity investigation.

Our tennis pavilion has had a facelift! The decking and railing has been pressure-washed and/or replaced, and the entire deck has new stain. It looks like new again! Thanks to Jeff for making it happen.

James has done a fine job mailing invoices and collecting dues this year. However, we still have homeowners who are past due from their July 2016 dues and have not made any efforts to pay. We are starting legal action against those who are past due for more than two years in the next few weeks. Those homeowners will be subpoena to court to pay the past due amount plus the lawyer's fees. Be confident that your board is serious about our financial obligations.

We have plenty of work to do, and we hope more neighbors will get involved. It starts by taking an interest in your community. We would love for you to come to our December meeting and meet some wonderful people who really care about keeping our neighborhood safe and increasing our home values. We believe we've accomplished the mission, but the job never ends. If you have any ideas or topics you'd like to discuss, please go to www.wisteriaplacehoa.org and email us at least a week ahead of the general meeting.

Sincerely,
WPHA Board



Home Improvement Recommendation



Neighborhood Improvements

- New cover on the pool
- The pool will be getting security cameras
- The decking on the Tennis Pavilion has been repaired, pressure-washed and stained.



If you're making modifications to your home—please contact the Architectural Committee or your phase rep. for approval.



Are your 20-year-old windows fogged on the inside, poorly insulated, or hard to open and close? I struggled with my windows for many years, until I called Sam Tidwell. He installed new windows on my house, and we love them! They are super-insulated not only saving energy, but I can barely hear traffic on the street. Plus they open and close with one finger now, so we are enjoying more fresh air. Sam installed new wood floors in our house too, and did an amazing job!

My neighbor hired Sam to install new 6" gutters and concrete fascia boards. The job was finished in 3 days, and will last 30+ years! He is just as pleased as I am, and you can see the quality from the street.

Sam Tidwell is a licensed and insured residential contractor that specializes in exterior and interior remodels and home improvements. They are also skilled in custom kitchens and bathrooms and full basement remodels. Please call Sam Tidwell for a free estimate: 404-514-8398.

If you'd like to see my new windows and wood floors and feel the quality, I'll be happy to let you come inside and look! I am Mike Thomas, the Vice President of WPHOA, and I'm eager to see our neighborhood improving in value! Come knock on our door at 530 Flowering Trail and ask for Mike or Sandi Thomas.



Wisteria Place Tennis News



Wisteria Place currently has three ALTA teams:

- 1. Men's team – matches are played on Saturdays @9:00am (Fall and Spring seasons)
 - 2. Ladies' team – matches are played on Sundays @1:00pm (Fall and Spring seasons)
 - 4. 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.

Tennis Pavilion:

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

WISTERIA PLACE TENNIS



BE HEALTHY! HAVE FUN! PLAY TENNIS!

Officers & Phase Reps...

President	Scott Hartlage	president@wisteriaplacemoa.org	Swim	Norma Whitten
Vice President	Mike Thomas	vicepresident@wisteriaplacemoa.org	Tennis	Jeff Smith
Secretary	Brooke Stewart	secretary@wisteriaplacemoa.org	Landscaping	Meredith Bailey
Treasurer	James Ingram	treasurer@wisteriaplacemoa.org	Maintenance	
Phase 1	Bob McGaha	phase1rep@wisteriaplacemoa.org	Social	Irene Escheveria
Phase 2	Debbie Hyde	phase2rep@wisteriaplacemoa.org	Covenants & Security	All Board Members
Phase 3	Jeff Smith	phase3rep@wisteriaplacemoa.org	Friends & Neighbors	Vickie Stavely
Phase 4	Dee Blalock	phase4rep@wisteriaplacemoa.org	Architectural	Robby Tieman
At Large	Robby Tieman	atlargerep@wisteriaplacemoa.org		

Year to Date Expense Budget

For the Twelve Months Ending June 30, 2017

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
• EXPENSES				
• FINANCIAL EXPENSES	\$36.00	\$300.00	(264.00)	(88.00)
• FRIENDS & NEIGHBORS - GIFTS	0.00	120.00	(120.00)	(100.00)
• FRIENDS & NEIGHBORS - OTHER	0.00	180.00	(180.00)	(100.00)
• HOME OWNERS QTLY MEETING EXP	0.00	200.00	(200.00)	(100.00)
• INSURANCE 0.00	0.00	2,400.00	(2,400.00)	(100.00)
• REGISTRATION FEES	0.00	300.00	(300.00)	(100.00)
• LANDSCAPE EXPENSES	3,849.00	12,000.00	(8,151.00)	(67.93)
• PEST CONTROL	150.00	320.00	(170.00)	(53.13)
• LEGAL FEES	1,550.00	3,600.00	(2,050.00)	(56.94)
• NEWSLETTERS	0.00	200.00	(200.00)	(100.00)
• OFFICE SUPPLIES	0.00	240.00	(240.00)	(100.00)
• POSTAGE	47.00	240.00	(193.00)	(80.42)
• TRASH SERVICE	98.58	400.00	(301.42)	(75.36)
• OTHER EXPENSES	240.00	360.00	(120.00)	(33.33)
• MAINT & REPAIRS - CLUB HOUSE	0.00	900.00	(900.00)	(100.00)
• MAINT & REPAIRS - POOL	8,219.89	8,400.00	(180.11)	(2.14)
• MAINT & REPAIRS - OTHER	0.00	200.00	(200.00)	(100.00)
• SOCIAL EVENTS - FALL FESTIVAL	801.27	750.00	51.27	6.84
• SOCIAL EVENTS - POOL OPENING	0.00	350.00	(350.00)	(100.00)
• TAXES - PROPERTY (POOL/TENNIS)	921.24	925.00	(3.76)	(0.41)
• TAXES - PROPERTY (WINE CLSTR)	16.47	20.00	(3.53)	(17.65)
• TENNIS COURT EXPENSES	181.30	600.00	(418.70)	(69.78)
• UTILITIES - ELECTRIC (FRONT)	546.17	1,680.00	(1,133.83)	(67.49)
• UTILITIES - ELECTRIC (POOL)	2,889.85	5,400.00	(2,510.15)	(46.48)
• UTILITIES - WATER	2,843.71	2,400.00	443.71	18.49
• UTILITIES - POOL PHONE	513.78	1,500.00	(986.22)	(65.75)
• WEBSITE EXPENSES	186.86	120.00	66.86	55.72
• TOTAL EXPENSES	23,091.12	44,105.00	(21,013.88)	(47.65)
• BANK BALANCE AS OF 11/4/16	\$40,788.01			
• CERTIFICATE OF DEPOSIT AS OF 11/4/16	\$15,078.92			
• SAVINGS ACCOUNT BALANCE AS OF 11/4/16	\$4,042.43			
• TOTAL CASH AVAILABLE	\$59,909.36			
• TOTAL OUTSTANDING FEES	\$9,066.75			