



Wisteria Place Gazette

Your Spring Homeowners Association Newsletter 2016

P.O. Box 886 Grayson, Ga 30017



Neighborhood-Wide Garage Sale

Friday & Saturday, April 29 & April 30th.

~Sale will be heavily advertised

~ Set up at your own property

~ Determine your own start/stop time (will advertise early am. starts both days)



Graduation Banner


If you have a Senior who will be graduating please contact Dee Blalock by April 21st to have them included on the Graduation Banner.

Email:

Phase4rep@wisteriapla.cehoa.org

WPHA Meeting Thursday, May 5, 2016 7:30 at Wisteria Place Pool Pavilion

- Cinco De Mayo themed refreshments will be served.
- Feel free to BYOB
- Address all questions or concerns in writing to the WPHA Board 1 week prior to the meeting (**April 28th**) to be on the agenda
- P.O. Box 866 Grayson, Ga 30017



Annual Dues
\$360
Due by July 1st
Invoices will be mailed in May

Neighborhood Reminders

SLOW DOWN



PLEASE



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...

Neighborhood Improvements

- New sod was installed below the tennis courts
- **Septic tank at the pool was recently pumped**
- Broken pipes have been repaired
- **Pine trees were removed above the pool pavilion**
- The crumbling plaster on the inside of the pool has been removed and restored
- **The pool border has new grout.**
- Pool phone service upgraded, Internet is faster and saves \$35 per month.
- **The decking on the Tennis Pavilion is getting repaired, pressure-washed and stained.**



We love Wisteria Place! Just take a walk and look at the beautiful homes, speak to a friendly neighbor, watch kids laughing and playing, enjoy our common spaces and amenities, and feel the peaceful serenity. We have one of the safest and most stable communities in Grayson, thanks to so many long-time homeowners and new neighbors investing and improving in their homes...and certainly thanks to all the volunteers who work year-round to keep our association and assets so beautiful and well maintained!

As good stewards, we perform routine preventative maintenance as well as making major investments and improvements to keep the home values high and the facilities clean and functioning well.

Plus, our many committee volunteers perform monthly tasks that aren't usually noticed...to keep the light bulbs on, pool bathrooms cleaned, trash removed, landscaping watered, tennis courts cleaned, etc.

Your Board of Directors & Committee Chairs actively work to keep our community prospering and moving forward. A great deal of work by dedicated volunteers keeps everything running well. Our thanks to Bob Burch for his more than a decade of service as he steps down from being Vice President and to Deidra Eubanks for serving as Secretary, Shorty Wilmoth as Landscape Chair and Greg Escheveria as Maintenance Chair.

Brooke Stewart has stepped up as Secretary, Mike Thomas is moving from Phase 1 representative to Vice President. Bob McGaha is filling the Phase 1 Representative position and Meredith Bailey is now serving as the Landscape Chairperson. Please share your appreciation and support with them.

Letter from the Board...



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

Agenda

Wisteria Homeowners Association
General Meeting
May 5, 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



If you're making modifications to your home- please contact the Architectural Committee for approval.

As you can see, the board continues to grow. Likewise, we would like the current meeting requirements outlined in our bylaws to evolve to meet current challenges. During the May 5th general meeting of the Association, two amendments to the by-laws will be voted upon. Currently, the bylaws call for 8 board meetings & 4 general meetings a year. The proposed amendments would change that to 3 board meetings & 2 general meetings a year.

The proposed meeting schedule would look like this:

- General Meetings
 - 1st Thursday in May
 - 1st Thursday in October
- Board of Directors Meeting
 - 2nd Thursday March
 - 2nd Thursday in August
 - 1st Thursday in December

Careful consideration determined that this schedule best suits the activities of the organization. Behind the scenes, the volunteers work year round via email, texting and telephones. The reduction in the number of meetings is more convenient to the members and volunteers alike.

Your board is active and fully staffed, the committees are running smoothly, and we have a great team working for you. But we want to see new people involved and we want a big crowd at the neighborhood meetings and community events. We promise our neighborhood meetings are positive, short, and fun...and you'll be glad you came!

Sincerely,

WPHA Board

Wisteria Place Pool Rules

9 am - 10 pm Sunday - Thursday

9 am - 11 pm 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 of the Wisteria Place Pool.
- 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 (County ordinance 30.3).
- Under no circumstances will minors be permitted possession of alcoholic beverages.
- Smoking is restricted to a designated area. Ample space will be provided within the perimeter of the pool.
- Bicycles, skateboards and roller blades are not allowed in the pool area.
- Solitary swimming is not advised. Swim at your own risk.

Wisteria Place Pool Rules

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

General Rules and Regulations

- 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, and LOCK THE GATE.
- Vacate pool when pool service is vacuuming.

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.

OPENING POOL PARTY MAY 21st!

It's almost time to enjoy the sun and the pool again! Please mark your calendars for a Pool Cleaning Workday, Saturday May 14th.





Wisteria Place Tennis News



Wisteria Place currently has four 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)
 3. Mixed team – matches are played on Sundays @1:00pm (Winter season)
matches are played on Saturdays @9:00am (Summer season)
 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 TENNIS COURTS ARE TO BE USED ONLY FOR TENNIS

All other activities are STRICTLY PROHIBITED!

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

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

Officers & Phase Reps...

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

Year to Date Expense Budget

For the Twelve Months Ending June 30, 2016

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
• EXPENSES				
• FINANCIAL EXPENSES	\$81.00	\$300.00	(219.00)	(73.00)
• 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	2,400.00	(2,400.00)	(100.00)	
• REGISTRATION FEES	275.00	250.00	25.00	10.00
• LANDSCAPE EXPENSES	7,338.00	12,000.00	(4,662.00)	(38.85)
• PEST CONTROL	225.00	320.00	(95.00)	(29.69)
• LEGAL FEES	2,310.00	3,600.00	(1,290.00)	(35.83)
• NEWSLETTERS	60.00	400.00	(340.00)	(85.00)
• OFFICE SUPPLIES	0.00	240.00	(240.00)	(100.00)
• POSTAGE	166.00	240.00	(74.00)	(30.83)
• TRASH SERVICE	295.74	400.00	(104.26)	(26.07)
• OTHER EXPENSES	325.90	360.00	(34.10)	(9.47)
• MAINT & REPAIRS - CLUB HOUSE	1,070.00	600.00	470.00	78.33
• MAINT & REPAIRS - POOL	6,873.15	7,800.00	(926.85)	(11.88)
• MAINT & REPAIRS - OTHER	0.00	200.00	(200.00)	(100.00)
• SOCIAL EVENTS - FALL FESTIVAL	0.00	750.00	(750.00)	(100.00)
• SOCIAL EVENTS - POOL OPENING	342.45	350.00	(7.55)	(2.16)
• SP PROJECT - TREE REMOVAL	1,200.00	1,200.00	0.00	0.00
• SP PROJECT - POOL REPLASTERING	12,010.00	12,010.00	0.00	0.00
• TAXES - PROPERTY (POOL/TENNIS)	905.70	925.00	(19.30)	(2.09)
• TAXES - PROPERTY (WINE CLSTR)	16.65	20.00	(3.35)	(16.75)
• TENNIS COURT EXPENSES	332.94	600.00	(267.06)	(44.51)
• UTILITIES - ELECTRIC (FRONT)	1,319.17	1,440.00	(120.83)	(8.39)
• UTILITIES - ELECTRIC (POOL)	3,816.19	6,000.00	(2,183.81)	(36.40)
• UTILITIES - WATER	1,862.71	2,400.00	(537.29)	(22.39)
• UTILITIES - POOL PHONE	1,248.40	1,500.00	(251.60)	(16.77)
• WEBSITE EXPENSES	0.00	120.00	(120.00)	(100.00)
• TOTAL EXPENSES	42,074.00	56,925.00	(14,851.00)	(26.09)
• BANK BALANCE AS OF 4/8/16	\$29,219.77			
• CERTIFICATE OF DEPOSIT AS OF 4/8/16	\$15,030.70			
• SAVINGS ACCOUNT BALANCE AS OF 4/8/16	\$4,076.79			
• TOTAL CASH AVAILABLE	\$48,327.26			
• TOTAL OUTSTANDING FEES	\$44,284.56			

A Motion to Amend the Wisteria Place Homeowners Association's Bylaws

Proposed Bylaws Amendments

To amend: 4 General meetings reduced to 2 General meetings.

Section 1. General Membership Meetings: General Meetings shall be convened at least four (4) times a year on the decided day by the majority vote of the Board of Directors. During the General Meeting, any officers will be elected, any changes to the Bylaws will be voted on, and the statement of the Association's finances will be presented. Other business of the Association can also be conducted during the General Meeting. There shall be fourteen (14) days notice prior to said meeting.

Section 1. General Membership Meetings: General Meetings shall be convened at least two (2) times a year on the decided day by the majority vote of the Board of Directors. During the General Meeting, any officers will be elected, any changes to the Bylaws will be voted on, and the statement of the Association's finances will be presented. Other business of the Association can also be conducted during the General Meeting. **There shall be fourteen (14) days notice prior to said meeting.**

To amend: 8 Board meetings reduced to 3 Board meetings.

Section 3. Board Meetings: Board Meetings shall be conducted at least eight (8) times during the calendar year for the purpose of conducting Association business at times set by the president or by a majority vote of the Board of Directors. There shall be seven (7) days notice prior to said meetings. In emergency situations, the President may conduct Association business with the Board members in person or via telephone or e-mail.

Section 3. Board Meetings: Board Meetings shall be conducted at least three (3) times during the calendar year for the purpose of conducting Association business at times set by the president or by a majority vote of the Board of Directors. There shall be seven (7) days notice prior to said meetings. In emergency situations, the President may conduct Association business with the Board members in person or via telephone or e-mail.

To amend: 3 consecutive Board meetings absent to 2 consecutive Board meetings.

Section 3. Director Vacancies: If for any reason or occurrence a vacancy in the board of directors should occur; such vacancy shall be filled by a majority vote of the remaining directors. If any director is not present at three (3) consecutive board meetings, the board of directors may, with a majority vote, choose to declare that position vacant and fill it in accordance with this section. Vacancies in director positions must be filled by a homeowner from the phase in which the director resides, i.e. a vacancy in the Phase I directorship must be filled by a resident of Phase 1.

Section 3. Director Vacancies: If for any reason or occurrence a vacancy in the board of directors should occur; such vacancy shall be filled by a majority vote of the remaining directors. If any director is not present at two (2) consecutive board meetings, the board of directors may, with a majority vote, choose to declare that position vacant and fill it in accordance with this section. Vacancies in director positions must be filled by a homeowner from the phase in which the director resides, i.e. a vacancy in the Phase I directorship must be filled by a resident of Phase 1.