



Wisteria Place Gazette

Your Spring Homeowners Association Newsletter 2017

P.O. Box 886 Grayson, Ga 30017

CHECK OUT OUR



WEB SITE!

Wisteria Place now has an updated Website at Wisteriaplacehoa.org

Agenda

- Wisteria Homeowners Association
- General Meeting
- May 4, 2017
- 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 Thursday, May 4, 2017 7:00 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 27th) 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

POOL OPENS MAY 20th

It's almost time to enjoy the sun and the pool again! Please mark your calendars for a Pool Cleaning Workday, Saturday, May 13th

Neighborhood Reminders

SLOW DOWN



PLEASE



SPRING IS HERE

Please maintain your yards in a clean and attractive condition.



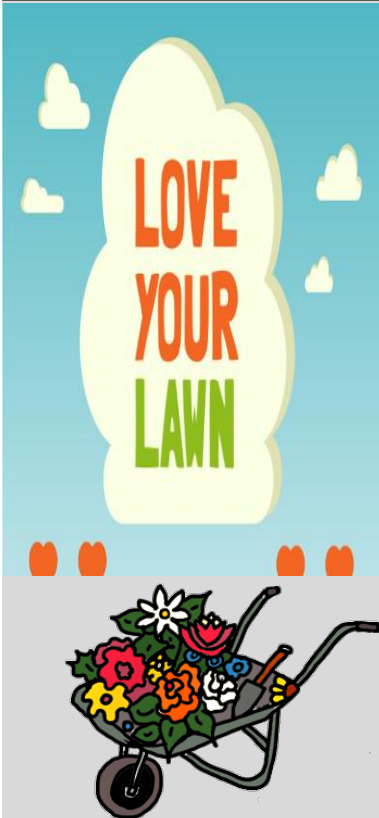
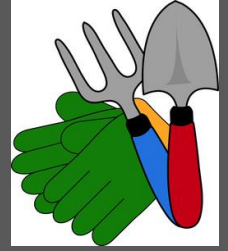
Stay informed
Keep in touch.

Wisteria Place Homeowners Association





Lawn & Garden



Within the last month, “spring has sprung,” as they say! We would like to give a friendly reminder to all our homeowners about the importance of yard maintenance and ensuring great curb appeal for our neighborhood as a whole. Section 16 of the HOA covenant (provided below) lays out the “Property Maintenance Requirements,” for maintaining all lots in a, “neat and attractive condition,” (page 13). For the most part, we have great looking lots as your drive through our beautiful community. However, the grace period for dragging the old mower out of storage and waging the war on weeds has come to a close. Lots in violation of these covenants will be contacted, so please address this issue as soon as possible.

We want to encourage homeowners to regularly maintain their lawns and landscape so as to maintain consistency throughout our neighborhood. This includes (but is not limited to) regular mowing, weed control, edging of curbs, picking up debris left behind by storms, and attractively landscaping or ground-covering islands and hedges.

HOA COVENANT

Section 16. Property Maintenance Requirements. The grounds of each lot (whether vacant or occupied) shall be maintained in a neat and attractive condition. Upon the failure of any owner to maintain his lot (whether vacant or occupied) in a neat and attractive condition, Crescent Mountain Properties, Inc. and Wisteria Place Architectural Committee, or the authorized agents or successors and assigns, may after ten (10) days' notice to such Owner, enter upon such lot and have the grass, woods and other vegetation cut when, and as often as, the same is necessary in its judgment, and may have dead trees, shrubs and other plants removed. Although notice given as hereinabove provided shall be sufficient to give Crescent Mountain Properties, Inc. or its designated committee, or its successors and assigns, the right to enter upon any such Lot and perform the work required, entry for the purpose of performing the work required shall be only between the hours of 7 a.m. and 6 p.m.. and on any day except Sunday. Cost of said clean-up shall be the responsibility of the property owner.

Section 17. Enforcement. Any violation of any of the covenants herein set forth by a person, firm or corporation obligated to comply with the same, in such event, any person entitled to protection under these covenants may proceed at law/ or in equity or in any court, either civil or criminal, to prevent a recurrence of said violation, or to recover damages for such violation.

Letter from the Board...

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. Bathroom Heaters have been installed by the pool!
 2. **New Maintenance Chair needs to be filled.**
 3. Men's bathroom leak still needs to be fixed.
 4. **Pavilion will need to be repainted.**
- Adjourn

Greetings from the Board,

This is a busy time for our association with the pool opening, payment of dues, election of officers and board members, planning of maintenance and improvements for the coming year. Finances have improved with the reduction of outstanding dues.

The next General meeting is the time to elect new phase representatives and officers. While most of the current members of the board are willing to serve another term, there is one change. Scott Hartlage is stepping down as President and Mike Thomas has agreed to fill the vacancy.

- Current vacancies:
- Vice President
- Maintenance Chairperson

Please let any board member know if you would like to be on the ballot for a position.

We see stories on the news about homeowner associations that get out of hand. Oftentimes, they turned to professional management organizations to run their community. No longer are neighbors taking care of their neighbors but a paid professional is the new sheriff in town. We could go that route, but it would mean more than doubling our dues to be able to afford to pay a management company and to have enough funding to continue maintaining our common property. Please keep this in mind when you consider volunteering.

Please consider volunteering to be a part of the process to improve our community. If you are unable to volunteer to be a leader in our community, everyone should do their part.

Our covenants call for adequate parking space for each property. While everyone has a need from time to time to have guests park on the street for an event, regular parking on the street by residents is not permitted. Please help keep the neighborhood safe by keeping your vehicles speed down. Spring is a great time to spruce up your yard and the exterior of your home. If your phase representative politely speaks to you about becoming in compliance of a certain covenant, please help everyone out by making sure that it gets completed.

Here are some examples how volunteers make our community a better place. Our website has been renovated. Please look at www.wisteriainplacehoa.org. Our thanks to Scott Burel for his effort and creativity in providing a fresh new look. Other improvements around our community include refreshing the pine straw, replacing a whining pool pump, installing a security camera system around the pool and tennis complex and resurfacing the tennis courts this fall.

Sincerely,
WPHA BOD



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 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.

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.

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!



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: Currently the WPHA Board is securing proposals to have our tennis courts resurfaced.

FOR THE TENNIS ENTHUSIAST: The NCAA TENNIS CHAMPIONSHIPS will be returning to the campus of UGA this spring from May 18-29. The BB&T Atlanta Open will take place July 22-30 at Atlantic Station. It is the 3rd event in the nine-tournament series leading up to the U.S. Open



Officers & Phase Reps.

President	Mike Thomas	president@wisteriainplacehoa.org	Swim	Norma Whitten
Vice President	SPOT OPEN	vicepresident@wisteriainplacehoa.org	Tennis	Jeff Smith
Secretary	Brooke Stewart	secretary@wisteriainplacehoa.org	Landscaping	Meredith Bailey
Treasurer	James Ingram	treasurer@wisteriainplacehoa.org	Maintenance	Spot OPEN (Could Be YOU!)
Phase 1	Bob McGaha	phase1rep@wisteriainplacehoa.org	Social	Irene Escheveria
Phase 2	Debbie Hyde	phase2rep@wisteriainplacehoa.org	Covenants & Security	All Board Members
Phase 3	Jeff Smith	phase3rep@wisteriainplacehoa.org	Friends & Neighbors	Vickie Stavely
Phase 4	Dee Blalock	phase4rep@wisteriainplacehoa.org	Architectural	Robby Tieman
At Large	Robby Tieman	atlargerep@wisteriainplacehoa.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	\$ 93.00	\$ 300.00	(207.00)	(69.00)
FRIENDS & NEIGHBORS - GIFTS	57.98	120.00	(62.02)	(51.68)
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	0.00	300.00	(300.00)	(100.00)
LANDSCAPE EXPENSES	6,741.00	12,000.00	(5,259.00)	(43.83)
PEST CONTROL	225.00	320.00	(95.00)	(29.69)
LEGAL FEES	1,550.00	3,600.00	(2,050.00)	(56.94)
NEWSLETTERS	57.75	200.00	(142.25)	(71.13)
OFFICE SUPPLIES	43.27	240.00	(196.73)	(81.97)
POSTAGE	47.00	240.00	(193.00)	(80.42)
TRASH SERVICE	295.74	400.00	(104.26)	(26.07)
OTHER EXPENSES	240.00	360.00	(120.00)	(33.33)
MAINT & REPAIRS - CLUB HOUSE	132.00	900.00	(768.00)	(85.33)
MAINT & REPAIRS - POOL	8,520.49	8,400.00	120.49	1.43
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)
SP PROJECT (CLUB HOUSE HEATER)	3,200.00	3,200.00	0.00	0.00
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	436.30	600.00	(163.70)	(27.28)
UTILITIES - ELECTRIC (FRONT)	1,043.09	1,680.00	(636.91)	(37.91)
UTILITIES - ELECTRIC (POOL)	4,027.92	5,400.00	(1,372.08)	(25.41)
UTILITIES - WATER	3,380.06	2,400.00	980.06	40.84
UTILITIES - POOL PHONE	1,172.58	1,500.00	(327.42)	(21.83)
WEBSITE EXPENSES	186.86	120.00	66.86	55.72
TOTAL EXPENSES	33,189.02	47,305.00	(14,115.98)	(29.84)
BANK BALANCE AS OF 3/31/17	\$32,196.95			
CERTIFICATE OF DEPOSIT AS OF 3/31/17	\$15,078.92			
SAVINGS ACCOUNT BALANCE AS OF 3/31/17	\$4,017.77			
TOTAL CASH AVAILABLE	\$51,293.64			