



# Wisteria Place Gazette

Your Spring Homeowners Association Newsletter 2020

P.O Box 886 Grayson, Ga 30017

## Agenda

Wisteria Homeowners Association

General Meeting  
May 7, 2020

Call to Order

Pledge of Allegiance

Approval of the Agenda

Approval of Minutes from

Previous General Meeting

Approval of the Treasurer's

Report

Vote on eligible board members

Unfinished Business

New Business

Adjourn

## WPHA Meeting Thursday, May 7, 2020

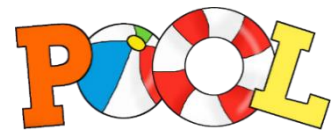
7:00 PM at Wisteria Place Pool Pavilion

- Address all questions or concerns in writing to the WPHA Board 1 week prior to the meeting (April 30<sup>th</sup>) to be on the agenda
- P.O Box 866 Grayson, Ga 30017

### ATTENTION all WP Graduates!!

Text Student Name & School to  
404-312-5290

By May 2nd



### Annual Dues

\$360

Due by July 1st

Invoices will be mailed in May

### Pool Open Possibly Delayed.

Pool will not open until Gwinnett County Health Department and the State of Georgia approve opening neighborhood pools.



If you're making modifications to your home-please contact your phase rep. for information on how to get approval.

## 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...



## Minutes from Previous General Meeting December 12, 2019

- 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. Back flow testing needed
  2. Drain water lines for winter
  3. Looking for Webmaster position
  4. Homes with Unpaid HOA dues will be sent to lawyer for collection
    - Adjourn



Hello Wisteria Place Homeowners,

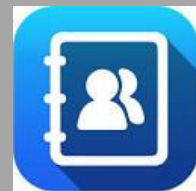
We hope and pray that everyone is staying safe and healthy during the COVID-19 pandemic. It's been nice to see everyone enjoying the outdoors, exercising, and talking to neighbors with good social distancing practices. Our neighborhood is full of kind and generous people who care about each other, and we need to continue checking on each other to make sure needs are met during these difficult times.

Your board is still active, and the association is in great shape. We intend on having a quick general meeting in May, hopefully with good weather in the pool parking lot. We will stay more than 6 feet apart and have a quick 5-10 minute board meeting, then we can share good neighbor stories or opportunities to serve others in need. Everyone is invited to participate!

## Wisteria Place Board is Making a Directory

Please email the following information to:

[atlargerep@wisteriaplacehoa.org](mailto:atlargerep@wisteriaplacehoa.org)



Home owners name:

Email address:

Phone Number:

Number of Children & ages (This is to help plan neighborhood events)

# Wisteria Place Pool Information

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

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!



## Wisteria Place Pool Rules

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.

The board has the authority to suspend pool privileges indefinitely for serious violation, dangerous and or threatening behavior

- 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.
- Any good standing resident can bring a maximum of 4 guest per household as long as homeowner is present (if only a minor resident is at pool then a maximum of only 2 guest).
- 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.
- Any resident who grants access (opens the gate) to any resident who is banned from pool can lose pool privileges. Residents should only grant access to members who reside in their household or their personal guest.

# Pool Rules Continued

9 a m - 10 p m Sunday - Thursday

9 a m - 11 p m Friday & Saturday

- Any resident who grants access (opens the gate) to any resident who is banned from pool can lose pool privileges. Residents should only grant access to members who reside in their household or their personal guest.
- 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 wellbeing of other swimmers.
- Playing music must be kept at a low noise level to be considerate of others, explicit lyrics are prohibited. The use of earphones is greatly appreciated.
- Throwing tennis balls, hard footballs, or any other hard objects in the pool area is prohibited and can result in being requested to leave pool area.
- 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 (this includes vaping) 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.
- 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. Must evacuate for a minimum of 30 minutes after the last sound of thunder or sight of lighting.
- 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
- Any good standing resident can bring up to 4 guest per household- ..
- Additional guest can be approved by emailing the board or pool committee with advanced noticed.

## CONSEQUENCES FOR VIOLATION OF RULES

**The board has the authority to suspend pool privileges indefinitely for serious violation or dangerous or threatening behavior**

**1st OFFENSE** – A 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** – Termination of pool privileges for remainder of pool season for the offender.

## Fence Hopping:

• **Residents:** First offense, one-month suspension of privileges.

• **Non- resident:** this is trespassing, please call the Gwinnett Police 770 513 5000



# 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:

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, 2020

WISTERIA PLACE HOME OWNERS ASSOCIATION  
YEAR TO DATE EXPENSE BUDGET  
FOR THE TWELVE MONTHS ENDING JUNE 30, 2020

	Current Year Actual	Current Year Budget	Variance Amount	Variance Percent
<b>EXPENSES</b>				
FRIENDS & NEIGHBORS - GIFTS	0.00	180.00	(180.00)	(100.00)
FRIENDS & NEIGHBORS - OTHER	0.00	120.00	(120.00)	(100.00)
INSURANCE	0.00	3,500.00	(3,500.00)	(100.00)
REGISTRATION FEES	50.00	50.00	0.00	0.00
LANDSCAPE EXPENSES	7,426.00	12,000.00	(4,574.00)	(38.12)
PEST CONTROL	225.00	320.00	(95.00)	(29.69)
LEGAL FEES	1,765.00	2,400.00	(635.00)	(26.46)
NEWSLETTERS	20.00	80.00	(60.00)	(75.00)
OFFICE SUPPLIES	126.55	300.00	(173.45)	(57.82)
POSTAGE	273.00	300.00	(27.00)	(9.00)
TRASH SERVICE	268.74	400.00	(131.26)	(32.82)
OTHER EXPENSES	0.00	300.00	(300.00)	(100.00)
MAINT & REPAIRS - CLUB HOUSE	360.00	1,500.00	(1,140.00)	(76.00)
MAINT & REPAIRS - POOL	4,853.85	9,600.00	(4,746.15)	(49.44)
MAINT & REPAIRS - OTHER	71.47	2,400.00	(2,328.53)	(97.02)
SOCIAL EVENTS - FALL FESTIVAL	946.08	900.00	46.08	5.12
SOCIAL EVENTS - POOL OPENING	0.00	350.00	(350.00)	(100.00)
SOCIAL EVENTS - CHRISTMAS	417.28	400.00	17.28	4.32
SP POOL SIGNS	0.00	2,000.00	(2,000.00)	(100.00)
SP FENCE AND PLAYGROUND REPAIR/REPLACE	6,235.00	6,235.00	0.00	0.00
SP TREE REMOVAL AND TRIMMING	0.00	4,000.00	(4,000.00)	(100.00)
TAXES - PROPERTY (POOL/TENNIS)	940.84	925.00	15.84	1.71
TAXES - PROPERTY (WINE CLSTR)	16.42	20.00	(3.58)	(17.90)
TENNIS COURT EXPENSES	757.50	900.00	(142.50)	(15.83)
UTILITIES - ELECTRIC (FRONT)	416.48	1,080.00	(663.52)	(61.44)
UTILITIES - ELECTRIC (POOL)	3,273.63	5,400.00	(2,126.37)	(39.38)
UTILITIES - WATER	886.39	1,500.00	(613.61)	(40.91)
UTILITIES - POOL PHONE	1,340.67	1,800.00	(459.33)	(25.52)
WEBSITE EXPENSES	179.88	240.00	(60.12)	(25.05)
<b>TOTAL EXPENSES</b>	<b>30,849.78</b>	<b>59,200.00</b>	<b>(28,350.22)</b>	<b>(47.89)</b>
BANK BALANCE AS OF 4/22/2020	\$43,495.38			
CERTIFICATE OF DEPOSIT AS OF 4/22/2020	\$15,134.30			
SAVINGS ACCOUNT BALANCE AS OF 4/22/2020	\$3,834.55			
<b>TOTAL CASH AVAILABLE</b>	<b>\$62,464.23</b>			
<b>TOTAL OUTSTANDING HOA FEES</b>	<b>\$6,085.72</b>			

## Officers & Phase Reps.

<b>President</b>	Mike Thomas	<a href="mailto:president@wisteriaphcehoa.org">president@wisteriaphcehoa.org</a>	<b>Phase 3</b>	Irene Escheveria	<a href="mailto:phase3rep@wisteriaphcehoa.org">phase3rep@wisteriaphcehoa.org</a>
<b>Vice President</b>	Bob McGaha	<a href="mailto:vicepresident@wisteriaphcehoa.org">vicepresident@wisteriaphcehoa.org</a>	<b>Phase 4</b>	Open	<a href="mailto:phase4rep@wisteriaphcehoa.org">phase4rep@wisteriaphcehoa.org</a>
<b>Secretary</b>	Brooke Stewart	<a href="mailto:secretary@wisteriaphcehoa.org">secretary@wisteriaphcehoa.org</a>	<b>At Large</b>	Traci Smith	<a href="mailto:atlargerep@wisteriaphcehoa.org">atlargerep@wisteriaphcehoa.org</a>
<b>Treasurer</b>	James Ingram	<a href="mailto:treasurer@wisteriaphcehoa.org">treasurer@wisteriaphcehoa.org</a>	<b>Swim</b>	Norma Whitten	
<b>Phase 1</b>	Victor Villanueva	<a href="mailto:phase1rep@wisteriaphcehoa.org">phase1rep@wisteriaphcehoa.org</a>	<b>Tennis</b>	Jeff Smith	
<b>Phase 2</b>	Debbie Hyde	<a href="mailto:phase2rep@wisteriaphcehoa.org">phase2rep@wisteriaphcehoa.org</a>	<b>Maintenance</b>	Sam Tidwell	
			<b>Social</b>	Irene Echevarria	
			<b>Friends &amp; Neighbors</b>	Vickie Stavely	