



Wisteria Place Gazette

Your Summer Homeowners Association Newsletter 2025
P.O Box 886 Grayson, Ga 30017



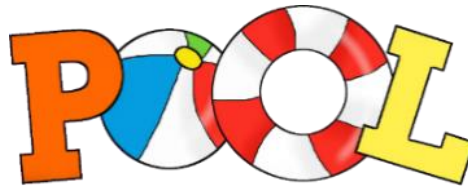
**SUMMER BLAST
POOL PARTY**
June 28th From
12:00-3:00

Please mark your
calendars! Food,
Fun and Music!



**WPHA Meeting Thursday May 22nd,
7:00 PM at Wisteria Place Pool Pavilion**

Address all questions or concerns in writing to the
WPHOA Board
P.O Box 866 Grayson, Ga 30017



POOL OPENS MAY 17th
You need to be current with
your HOA dues.



Annual Dues
\$416

Due by July 1st
Invoices will be mailed in May



Wash Me!
Don't forget to give
your mailbox a good
scrub.

Neighborhood Reminders

SLOW DOWN



PLEASE



SPRING IS HERE

Please maintain your
yards in a clean and
attractive condition.



Agenda

Wisteria Homeowners Association

General Meeting

May 22, 2025

Call to Order

Pledge of Allegiance

Approval of the Agenda

Approval of Minutes from

Previous General Meeting

Approval of the Treasurer's

Report

Unfinished Business

New Business

Adjourn

Stay informed
Keep in touch.

Wisteria Place Homeowners Association



Letter from the Board...



Home Improvements

If you're making modifications/additions to your home- please contact your phase rep. at least two weeks prior for information on how to get approval for your project.



Exciting Updates for Summer 2025 at Wisteria Place!

Dear Wisteria Place Residents,

Summer is upon us, and we can't wait to enjoy the hot weather, cold drinks, and great conversations by the pool with all of you! As we dive into this vibrant season, we're thrilled to share some exciting updates and plans for our community.

First and foremost, we're happy to announce that our HOA board has hit the reset button and is ready to step things up a notch. Our goal is to address the concerns that have been on the minds of many and to enhance the experience of living in Wisteria Place. We are committed to paying closer attention to our community's needs and ensuring that our covenants and bylaws are clear and beneficial to everyone.

As we all know, costs are rising everywhere, and maintaining our wonderful amenities requires careful planning. The average HOA in our area pays around \$750 a year, which barely covers expenses. To continue providing the quality amenities we all enjoy, we will be adjusting the annual dues by 5 percent, bringing the total to \$416 for the 2025 year. This adjustment helps cover the increasing costs of essential services such as pool maintenance, landscaping, utilities, and insurance. These expenses are crucial to keeping our community safe, beautiful, and enjoyable for everyone.

We are excited about the opportunities and improvements that 2025 will bring, and we're eager to be more involved with our neighbors. Our community is a special place, and together, we can make it even better.

If you have any questions or concerns, please don't hesitate to reach out to us via email. We're here to listen and work together to make Wisteria Place the best it can be.

Here's to a fantastic summer and an even better year ahead!

Warm regards,

Wisteria Place Board

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.

Visit 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 lightning.
- 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.



Wisteria Place Tennis News

Dear Wisteria Place HOA Members,

Help us, as we take a moment to express our deepest gratitude and appreciation for Jeff Smith, who has served as the Tennis Chair at Wisteria Place HOA for what feels like an eternity. Jeff's dedication and passion for tennis have left an indelible mark on our community.

Throughout his tenure, Jeff led our teams in numerous ALTA tournaments, achieving countless victories and earning a multitude of awards. The plaques adorning our tennis courts are a testament to his commitment and success. As Jeff moves to a new home, where he continues to enjoy life and tennis, we wish him all the best in his new endeavors.

While we know that Jeff's shoes are impossible to fill, we are excited to seek a new Tennis Chair who can bring fresh ideas and enthusiasm to our community. There have been several requests to explore changes to our tennis scene, such as the possibility of introducing a pickleball court. We believe that with the right person in this role, we can address these questions and continue to enhance our community's recreational offerings.

Additionally, we are seeking an immediate replacement for the Tennis Chair position. If you are interested in stepping into this role or know someone who might be, please send your request to fill the position to RepAtLarge@WisteriaPlaceHOA.org (Traci).

We invite those who are passionate about tennis and community involvement to consider stepping into this role. Together, we can build on Jeff's legacy and create new opportunities for all our members to enjoy.

Thank you, Jeff, for your unwavering dedication and for being an integral part of our community. We look forward to the exciting future ahead.

Warm regards,

Wisteria Place HOA

Tennis Court Rules:

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

Tennis Court Reservation / Sign-up:

Homeowners may reserve court time using the SIGN UP SHEET posted near the court gate.



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

THE TENNIS COURTS ARE TO BE USED ONLY FOR TENNIS

All other activities are STRICTLY PROHIBITED!

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, 2025

Wisteria Place Home Owners Association

YTD Expense Budget

For the 12 months ending **JUNE 30, 2025**

Expense Category	Current Year Actual	Current Year Budget	Variance Amount	Expected Surplus/(Deficit)
Bank Fees	\$ 43.00	\$ 48.00	\$ 5.00	\$ -
Dues & Subscriptions	\$ 443.84	\$ 670.00	\$ 226.16	\$ 86.16
Insurance	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -
Legal Fees	\$ 1,800.00	\$ 1,500.00	\$ (300.00)	\$ (300.00)
Mail/Postage	\$ 229.29	\$ 250.00	\$ 20.71	\$ 20.71
Maintenance-Lawn	\$ 6,951.00	\$ 12,000.00	\$ 5,049.00	\$ 577.00
Maintenance-Other	\$ 1,009.23	\$ 10,000.00	\$ 8,990.77	\$ 3,990.77
Maintenance-Pool	\$ 6,615.72	\$ 9,600.00	\$ 2,984.28	\$ 54.28
Maintenance-Tennis Court	\$ 512.57	\$ 1,500.00	\$ 987.43	\$ 487.43
Office Supplies	\$ 131.76	\$ 300.00	\$ 168.24	\$ 168.24
Other Expenses	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
Pest Control	\$ 150.00	\$ 600.00	\$ 450.00	\$ -
Social-Christmas	\$ 1,216.96	\$ 1,000.00	\$ (216.96)	\$ (216.96)
Social-Fall Festival	\$ 1,172.56	\$ 1,000.00	\$ (172.56)	\$ (172.56)
Social-Pool Openings	\$ -	\$ 500.00	\$ 500.00	\$ -
Taxes-Rec Area	\$ 1,007.11	\$ 1,000.00	\$ (7.11)	\$ (7.11)
Utility-Electric	\$ 5,429.31	\$ 7,392.00	\$ 1,962.69	\$ 145.83
Utility-Security	\$ 809.37	\$ 1,580.00	\$ 770.63	\$ 308.13
Utility-Trash Hauling	\$ 283.76	\$ 360.00	\$ 76.24	\$ 66.57
Utility-Water	\$ 824.07	\$ 1,500.00	\$ 675.93	\$ 238.57
Website Fees	\$ -	\$ 240.00	\$ 240.00	\$ -
Project-Front Wall Repair	\$ 44,028.38	\$ 44,630.41	\$ 602.03	\$ -
Total Expense	\$ 72,657.93	\$ 102,170.41	\$ 29,512.48	\$ 9,947.07

Below balances as of 4/25/25

Bank Balance	\$ 43,482
Certificate of Deposit	\$ 15,154
Savings	\$ 3,741

Total On-Hand Cash \$ 62,377

Total Outstanding HOA Fees \$ 12,511

Officers & Phase Reps.

President	Victor Villanueva	president@wisteriaplac Hoa.org	Swim	Norma Whitten	poolcommittee@wisteriaplac Hoa.org
Vice President	Bob McGaha	vicepresident@wisteriaplac Hoa.org	Tennis	Open	tenniscommittee@wisteriaplac Hoa.org
Secretary	Luvetta Hunter	secretary@wisteriaplac Hoa.org	Social	Irene Echevarria	
Treasurer	Bobby Zaragoza	treasurer@wisteriaplac Hoa.org	Covenants & Security	All Board Members	
Phase 1	Andrew Bowden	phase1rep@wisteriaplac Hoa.org	Friends & Neighbors	Janice Rinaldo	
Phase 2	Dave Herrin	phase2rep@wisteriaplac Hoa.org	Maintenance	Open	
Phase 3	Irene Echevarria	phase3rep@wisteriaplac Hoa.org			
Phase 4	Marvin Harris	phase4rep@wisteriaplac Hoa.org			
At Large	Traci Smith	atlargerep@wisteriaplac Hoa.org			