

# WISTERIA PLACE

## Newsletter

October 2025

### Dear Residents

As we welcome the fall season, your HOA Board would like to thank everyone for helping make Wisteria Place such a great community to live in.

Our pool season wrapped up in late September – thank you all for a safe and enjoyable summer! Please remember that the pool area remains closed for the season, and after-hours use is not permitted.

We're also reviewing proposals for additional security cameras to help deter trespassing and protect our shared spaces. Updates will be shared once installation plans are confirmed.

As the year winds down, please make sure your HOA dues are up to date. Keeping accounts current helps us maintain our amenities and plan for future improvements.

The tennis courts continue to be a discussion point for improvement, and we welcome ideas from any residents interested in helping us make better use of that space.

Thank you again for your cooperation and community spirit – it's what makes Wisteria Place feel like home.

Warm regards,

Wisteria Place HOA Board

### Upcoming Events

HOA Meeting: 10/14, 6:30PM Pavilion

Christmas in Grayson: 12/7, 2–6PM

### Tennis News

The court 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. Court reservations may also be made ONLINE on the HOA Website.

Scheduled ALTA practices AND matches/make-ups always take priority. OBER Trunk or Treat Tennis Chairperson needed! Typically serving as the leader of the Tennis Committee, which is responsible for advising the Board on tennis-related programs including day and evening flights, interleague play, and tournaments. Contact Janice Rinaldo at 404-375-1843 for details.

### Wisteria Place Fall Festival

On **October 25th, 12–4PM** Pool Pavilion. Please consider donating sweet treats (cookies/brownies) and cakes for the cake walk. We are also asking for volunteers to help with the event. Please contact Irene at 678-451-8805 if you're interested.

**Wisteria Place Home Owners Association**

YTD Expense Budget

For the 12 months ending JUNE 30, 2026

<b>Expense Category</b>	<b>Current Year Actual</b>	<b>Current Year Budget</b>	<b>Variance YTD</b>	<b>Expected Surplus/(Deficit)</b>
<b>Repairs &amp; maintenance</b>				
Maintenance-Pool	\$ 3,232	\$ 10,100	\$ 6,868	\$ 868
Maintenance-Lawn	\$ 2,556	\$ 12,000	\$ 9,444	\$ 1,724
Maintenance-Tennis Court	\$ -	\$ 1,200	\$ 1,200	\$ 200
Maintenance-Other	\$ -	\$ 10,000	\$ 10,000	\$ 5,000
<b>Social Events</b>				
Christmas	\$ -	\$ 1,200	\$ 1,200	\$ -
Fall Festival	\$ -	\$ 1,200	\$ 1,200	\$ -
Pool opening	\$ -	\$ 1,000	\$ 1,000	\$ -
<b>Utilities</b>				
Disposal & waste fees	\$ 254	\$ 735	\$ 481	\$ 481
Electricity	\$ 2,395	\$ 6,100	\$ 3,705	\$ 105
Internet & TV services	\$ 574	\$ 1,800	\$ 1,226	\$ 26
Water & sewer	\$ 375	\$ 800	\$ 425	\$ (25)
Pest Control	\$ 75	\$ 300	\$ 225	\$ -
<b>Insurance</b>	\$ -	\$ 4,500	\$ 4,500	\$ -
<b>Legal &amp; accounting services</b>	\$ -	\$ 2,000	\$ 2,000	\$ 506
<b>Other HOA Admin</b>				
Shipping & postage		\$ 625	\$ 625	\$ 625
Software & apps	\$ 517	\$ 1,205	\$ 688	\$ 13
<b>Bank Fees</b>	\$ 15	\$ 120	\$ 105	\$ 60
<b>Taxes</b>	\$ -	\$ 1,250	\$ 1,250	\$ -
<b>Other Misc Expense</b>	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
<b>Total</b>	<b>\$ 9,994</b>	<b>\$ 66,135</b>	<b>\$ 56,141</b>	<b>\$ 19,582</b>

**Below balances as of 10/07/2025**

Bank Balance	\$ 56,749
Certificate of Deposit	\$ 15,161
Savings	\$ 3,742
<b>Total On-Hand Cash</b>	<b>\$ 75,651</b>
<b>Total Outstanding HOA Fees</b>	<b>\$ 14,478</b>

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Wisteria Place Homeowners Association

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<https://wisteriaplacehoa.org>