Wisteria Place HOA

Community Newsletter

September 2026

NEIGHBORS • COMMUNITY • A BEAUTIFUL PLACE TO CALL HOME

Stronger Neighbors Brighter Tomorrow

Neighbors, Community & What's Happening at Wisteria Place

Fall is just around the corner, and there is a lot happening in our Wisteria Place community! Thank you to everyone who continues to volunteer, share ideas, attend meetings, and help make our neighborhood a welcoming place to call home.

We hope you'll join us for our upcoming General Membership Meeting, where we can come together, hear what's happening in the community, and talk about what's ahead.

Good Neighbors Make a Great Community!

General Membership Meeting

Thursday, September 24, 2026 • 7:00 p.m.

Wisteria Place Pool

All residents are invited and encouraged to attend!

We'll talk about:

- Meet and welcome our Board members and Committee Chairs
- Open Board and Committee positions
- HOA budget
- Current maintenance and repair projects
  - Irrigation system
  - Tennis courts and possible pickleball overlays
  - Retaining wall
- Pool updates/repairs
- Community ideas and opportunities to get involved
  - Share your ideas for future community improvements and events

Come out, meet your neighbors, ask questions, and be part of the conversation about our community!

Get Involved in Your Community!

One of the things that makes a neighborhood special is **neighbors** who are willing to lend their time and talents. Open positions for the Board and Committees are listed below. We also welcome your ideas and input—there are many ways to get involved and make a difference in Wisteria Place!

Nominations will be taken from the floor for open positions at the General Meeting on September 24.

Phase 1 Representative

Duties: Serve as a Board Member and liaison for the residents in Phase 1.

Treasurer

Duties: The Treasurer must be qualified and bonded, and a CPA is preferred. Details for the position can be reviewed in our Bylaws, found at Document Library - Wisteria Place.

Tennis Committee Chair

Duties: The committee will help with tennis-related community projects, including court maintenance, resurfacing, possible pickleball overlays, and set up leagues with ALTA/USTA.

Friends & Neighbors Welcoming Committee Chair

Duties: Update the entryway kiosk with community information, order the annual graduation banner, and welcome new neighbors.

If you enjoy meeting people, staying connected, and helping create a friendly neighborhood atmosphere, please consider volunteering! You don't have to be everything—our committees are a great way to work together and meet your neighbors.

Thank you for being part of Wisteria Place!

BUILDING COMMUNITY. INSPIRING CONNECTION. WELCOMING NEIGHBORS.

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A Stronger Community Blooms Together

Pool Season Coming to an End



It's hard to believe, but another pool season is coming to a close!

The last day to swim is September 21, 2026.

The Board is very pleased with our new pool management company, Positively Pools, and appreciates their work this season.

A few maintenance items are also being addressed:

- A valve issue caused the pool to overflow on September 8.
- Quotes are being obtained for repairs to the rails, bricks, and coping.
- The Board will determine which repairs can be completed by our community volunteers and which should be handled by a contractor.
- The pool hook and net will be moved to a safer location.
- The Board is monitoring a camera about possible drainage from the pool area toward the tennis courts.

The possibility of converting the pool to a saltwater system has been tabled for future discussion.

Thank you to the Pool Committee for your hard work and dedication to the community!

Keeping Our Community Green

Our irrigation system needs some attention. Portions of the system serving the pool and front entrance are not working properly, and several leaks have been identified.

A repair option of approximately **$2,800** is currently under consideration. The Board has requested two additional quotes so we can compare options and make the best decision for the community.

A complete replacement could be considerably more expensive, so the Board is carefully evaluating the most practical approach.



Tennis Courts: What's Next?



The Board is looking at ways to improve and maintain our tennis courts. Quotes are being obtained for cleaning the courts and windscreens, while resurfacing is currently estimated at approximately **$8,800–$9,000.**

The Board is also investigating whether erosion-related damage may qualify for an insurance claim.

We're also exploring the possibility of adding pickleball overlays. Quotes will be requested with and without the overlays, along with recommendations on the best time of year to complete the work.

More information will be shared as quotes and additional details become available.

Keeping Wisteria Place Safe

Our community participates in the COPS Neighborhood Program through the Gwinnett County Police Department's Bay Creek Precinct.

If you encounter trespassers in the pool parking lot, please contact the GCPD non-emergency number: **770-513-5000.**

Looking out for one another is an important part of a strong community!

A Note About Our Four-Legged Neighbors



We've received concerns about loose dogs in the neighborhood. Please remember that the HOA Board does not enforce leash laws. For concerns involving loose or stray dogs, animal welfare, neglect, dangerous behavior toward animals, or other animal-related issues, residents can contact **Gwinnett County Animal Welfare & Enforcement** for assistance and guidance.

Gwinnett County Animal Welfare & Enforcement

770-339-3200

AnimalWelfare@GwinnettCounty.com

Let's all continue to be good neighbors by keeping pets safely contained, cleaning up after them, and being considerate of everyone who shares our community.

HOA Dues

The Treasurer continues to check the HOA post office box and make weekly deposits despite occasional delays in mail delivery.

Thank you to all of our residents who take pride in their homes and help keep Wisteria Place looking beautiful.

Covenant Compliance

Since the last Board meeting, 10 notices of covenant violations have been sent, with additional notices being issued as needed.

Thank you to all of our residents who take pride in their homes and help keep

Mark Your Calendar

September 21
Final day of pool season

September 24 • 7:00 p.m.
General Membership Meeting & Nominations
Wisteria Place Pool

October
Next Board Meeting
Date to be announced

Working together. Building community. Welcoming neighbors.