

September 2023



Does Chili have Beans? You Get to Decide at the Chili Cook Off

Do you make the best chili in Whisper Dunes? It's time to state your case.

The Whisper Dunes Social Committee is planning its annual neighborhood Chili Cook Off & Social from 3 to 6 p.m. on Sunday, September 24, at the pool cabana.

Whether you consider your chili recipe to be the best or just enjoy digging into a hot bowl, come out and enjoy some great food and even better fellowship.

Bring your favorite chili in a crockpot, serving utensil and toppings. The Social Committee will provide bowls, spoons,

napkins and extensions cords/plugs.

If you would like to enter the Chili Cook Off, please RSVP to Carol Bubulka at carolbubulka@yahoo.com by Sept. 11.

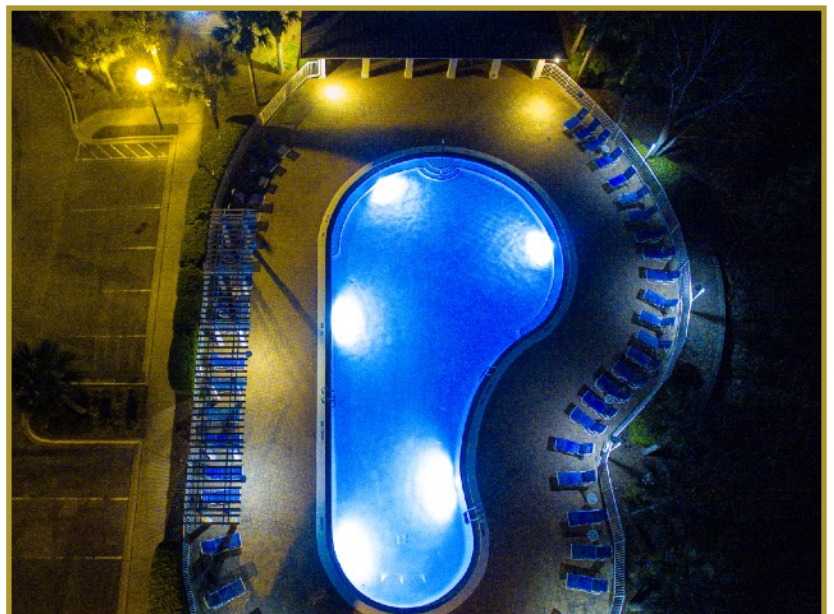
Please note this event is BYOB - no glass bottles please.

Have You Received the New Pool Gate Code?

Have you received the new code to get into the pool? If not, sign up for the Rizzetta & Co. portal. Not only will you receive important information like the code, but you also will get email blasts about events taking place in the neighborhood, information about Board of Directors meeting and the ability to vote electronically on important issues.

And if that wasn't enough - and golly gee it should be - you also can get information about your upcoming dues assessments and will have the ability to pay your quarterly dues online.

To sign up or to get more information, please send your email to whisperdunes@rizzetta.com.



Whisper Dunes Committees

Architectural Review Committee (ARC)

Karen King
Sally Kocurek
Michael Lahti

Financial Committee

Leo Burpee
Sally Kocurek
Marty Martinez
Larry Rooks

Brian Thompson, Board Liaison

Insurance Committee

Leo Burpee
Ron Pezley, Board Liaison

Landscape Committee

Wyatt Fritze
Connie Houk
George Thames
Dave Bickham, Board Liaison

Violations Committee

Lynne Carlson
Jordan Miles
Randy Porter
David Bickham, Board Liaison

Welcome/Social Committee

Carol Bulboka
Christina Cox
Danni Harris

If you would like to serve on one of the various Whisper Dunes committees, please reach out through the [Contact the Board](#) link.

Neighborhood Project Update

Whisper Dunes has had a lot of projects under way recently. Here is an update on the status:

- The work to repair the pool cabana roof was completed on Aug. 21-22. We appreciate everyone's patience with that process.
- The pressure washing in the multi-family homes is about finished. There are still a few areas that need to be completed, and then a Board member will work with the service provider to ensure all services have been completed to satisfaction.
- All required paperwork and permits are complete for the replacement of the roofs on Buildings 3 and 4 of the Beazer Townhomes, and work is under way.
- The three dead pine trees in common areas have been removed.

Recent HOA Board Business

Here is a look at items addressed by the Whisper Dunes Homeowner's Association Board of Directors at their meeting on Aug. 17.

- The Board voted to retain the termite control services with Massey with the stipulation that the company provide visual documentation of their visits and that services are scheduled in advance so homeowners know they are coming.
- A discussion was had regarding the installation of an electronic fob system for pool access. This would provide a means of controlling the sharing of the pool access code as well as tracking after-hours guests and helping to narrow down who was at the pool in the event of vandalism or damage. More discussion is planned on this topic.
- The Board discussed the recent palm tree trimming and talked about what palms would be included in future trimmings. Several volunteers stepped up to help get an accurate count of the number of palm trees in the neighborhood for further discussion.
- Preparation for the 2024 budget is set to start the beginning of September. The Board expects to vote on the budget by mid-November.
- Discussions began regarding investing some of the Whisper Dunes reserve funds in CDs to help bolster the balance. Other options are being investigated, and further discussions are expected.
- Board members Ron Pezley and Brian Thompson are continuing their efforts to secure bids for the painting of the multi-family homes.
- The fall pine straw application is expected to be complete before Oct. 15 in time for Halloween decorations to go up.
- The Board discussed the continued status of delinquent HOA dues. While the outstanding balance has gone down, there is still a balance of approximately \$38,000. The management company is working diligently to collect these outstanding funds.

Question and Answer with BrightView Operations Manager Craig Conner

BrightView Operations Manager and Whisper Dunes resident Craig Conner took time out from his busy schedule to answer some questions we hear most often.

What types of grass are most common in Whisper Dunes, and what are the challenges each presents?

The Multi-family homes and the community common areas feature primarily bermuda grass. There are a few spots of centipede, but bermuda is the predominant turf in these areas. While bermuda provides a dense canopy of grass, there are some challenges that it poses. This lawn grass needs at least eight hours of full sun to produce a quality turf. Many areas of the Beazer Villas and Townhomes have significant tree canopies that have begun shading out the bermuda and causing it to decline. Long term, those areas should be converted to zoysia grass. Additionally, common pests for bermuda are mole crickets and army worms. Mole crickets in particular are extremely difficult to control, as available insecticides are more environmentally friendly, but less effective on these pests. For mowing heights, the University of Florida recommended height would be 1-2”.

The Single-family area features two distinct grasses. The entirety of that section was originally sodded with St. Augustine. Over time, some residents have converted to zoysia turf, and that provides some unique challenges in maintaining that segment of the community.

St. Augustine can provide a lush, dense turf canopy. It is also fairly shade tolerant. But this turf variety also has a list of negatives that have shown themselves in the existing St. Augustine lawns. The reclaimed water supply used to irrigate the lawns can easily feed or exacerbate a soil borne fungus called Take All Root Rot. This can cause patches of the lawn to die out as the root system is diminished by this disease. Additionally, St. Augustine is very susceptible to many turf herbicides, so great care must be taken to selectively apply these products, particularly in the summer heat. And while St. Augustine must be monitored so that it doesn't produce too much thatch, it must also be “fed” appropriately so that it can produce a healthy turf canopy. Chinch bugs are the major insect pests of St. Augustine and large patch disease is a common issue in the fall. The recommended mowing height for non-dwarf St. Augustine is 3.5-4”.

The zoysia turf located in the single-family area provides a dense turf canopy. It is also fairly shade tolerant. As for pests, zoysia is affected by the same



insects as bermuda turf. The large patch disease that St. Augustine may experience in the fall is also an issue with zoysia. This turf variety is also a heavy thatch producer and should be aerated or dethatched on a regular basis. The recommended mowing height for wide-bladed zoysia varieties is 1.5-2.5”.

So, as you can see, the three different grasses all want some different levels of attention. Selecting the proper mowing height for the bermuda turf is fairly simple, as this grass stands separate in the neighborhood. Trying to find a compatible mowing height for the zoysia and St. Augustine lawns is difficult. While these grasses can each be mowed at their optimum mowing height, this produces a very uneven appearance as you view the single-family lawns. Having a St. Augustine lawn at 4” next to a zoysia yard mowed at 2.5” is a definite eyeopener. We can achieve that look if needed and that is an ongoing conversation with the Landscape Committee.

What are BrightView's plans for trimming bushes in the homeowners' flower beds?

Landscape conditions can be a very subjective topic. Our general philosophy is to produce a more loose, natural appearance for shrubs. But we recognize that some residents want a more formal look to their plants. In general, we target to prune the dwarf Yaupon hollies twice per year. Once in the late winter prior to straw application and again in the fall prior to straw application. As these shrubs were heavily pruned just before the freeze last Christmas, there was no need to prune them prior to the spring straw application. If a

Landscaping Questions

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resident feels they want a “tighter” look with these shrubs, please let us know.

How important is it for the residents not to alter the irrigation settings programmed by BrightView?

Irrigation management in the single-family homes is a juggling act. We set controllers to provide appropriate service for the environmental conditions. If residents add too many days to a timer, that can increase weed/disease issues. If days are taken off the timers, that can lead to dry/declined turf. This summer, we have found many controllers that were turned off or that had faulty rain sensors that were preventing operation. Also, if a resident adds additional start times to their controller, this may take away water from another resident whose lawn should be watering at that time. We have seen multiple cases of this during the summer, where certain zones on a yard didn't have enough pressure to run because other residents had changed their times and triggered a pressure loss in the community.

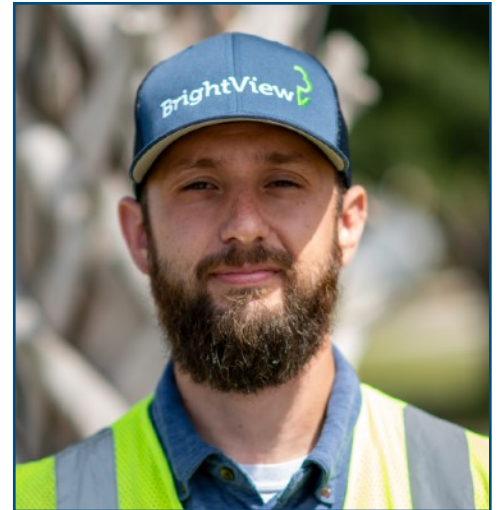
Meet the New BrightView Account Manager

BrightView welcomed a new Account Manager recently as George Delgado joined the team.

George was born and raised in Virginia, where his love of the game of soccer led him to playing professionally. When his career ended, he joined the local fire department while also working on a farm. This is where he began his love of the landscape world.

He joined the BrightView team two years ago as a crew leader and worked his way up to his current position as account manager.

“I have a real passion for landscaping and take pride in everything I do,” he said. “I am excited to be working with the Whisper Dunes team and making sure the community is looking great. I've heard great things about this community, and I can't wait to get started.”



What are the biggest misconceptions about the services BrightView provides?

The two biggest misconceptions are that BrightView supplies or controls the pine straw application and the palm pruning. Neither of these services are within the contract and are handled directly by the Board of Directors and the Landscape Committee.

Another common misunderstanding is a la carte services. Our mission and our goal is to provide equal services to all residents. However, we understand that many people have particular needs or desires for their lawns. We are more than willing to work within those parameters as long as it doesn't override the scope of work to provide equality in services.

Don't Forget About These Important Whisper Dunes Rules and Regulations



Not everybody likes rules, but the Whisper Dunes Homeowners Association has some key regulations in place.

Trash Cans

Trash containers must be stored inside the garage and may not be visible from any adjoining lot or street. Trash cans can be placed at the end of your driveway no earlier than 5 p.m. the night before pickup and must be returned to your garage by 6 p.m. the day of pickup. Leaving your trash can out on your porch or in your driveway is not permitted.

Lot Maintenance

While the HOA takes care of pressure washing the multi-family homes and common area sidewalks, owners in the single family homes are responsible for the annual pressure washing of their home, driveway and sidewalk. Homeowners in the town home neighborhoods are responsible for pressure washing their driveways. The water used in the irrigation system tends to discolor the cement, so this is important.

Were You Ready for Hurricane Idalia?

Make Sure You're Ready for Disaster Before the Storm Hits



Bay County avoided Hurricane Idalia, but were you ready if it had headed this way? Hurricane season runs from June 1 through Nov. 30, and just because we dodged this most recent storm doesn't mean we are out of the woods for the season. Take steps now to make sure you are ready should disaster head this way.

Having a plan in place prior to the storm is your best bet. While Whisper Dunes is extremely unlikely to be affected by storm surge, there are many other problems that come with a hurricane, including wind damage, downed trees and possible long-lasting power outages.

Some of the multi-family homes were built with hurricane windows, but many homeowners will rely on the Kevlar hurricane fabric to protect windows. Make sure you know where yours are, and don't wait until the last minute to get them out. If you need help installing them, ask for help. There are many people in the neighborhood willing to help you prepare for the storm.

We all hope we never have to experience the devastation of a hurricane. But being prepared if we are hit can make all the difference.

How Bad is the Hurricane?

Category 1

Sustained winds of 74-95 miles per hour. Dangerous winds that will produce some property damage.

Category 2

Sustained winds of 96-110 miles per hour. Extremely dangerous winds that will likely cause extensive damage.

Category 3

Sustained winds of 111-129 miles per hour. Serious damage will happen.

Category 4

Sustained winds of 130-156 miles per hour. Catastrophic damage like will occur.

Category 5

Total devastation. Many homes will be completely destroyed.

Take Time to Prepare your Storm Disaster Kit

Having a Disaster Supply Kit is crucial to making sure you are ready for a storm. The Florida Division of Emergency Management suggests your kit include the following:

- A two-week supply of medication, regularly used medical supplies and a list of allergies.
- Batteries
- Flashlights. *Do not use candles.*
- A battery-operated NOAA weather radio.
- Cash. *Banks and ATMs may not be available after a storm.*
- Cell phone chargers.
- Battery-operated lights and fans.
- Books, games, puzzles or other activities for children.
- A First Aid kit.
- A seven-day supply of food. *Nonperishable packaged or canned food and beverages, snack food, juices, baby food and an special dietary needs.*
- Water. *A gallon per person per day is recommended.*
- Paper plates, napkins, plastic cups and plastic utensils.
- Insurance cards.
- Medical records.
- Banking information, including credit card numbers.
- Service animal ID, veterinary records and proof of ownership.
- Pet food and water to last at least seven days.
- A pet carrier or cage.
- Water and food bowls.
- Extension cords.

In addition to these items, make sure your vehicles are full of gas, and propane tanks for grill use are full. Get your important paperwork together in case you need to evacuate.

If you use a portable generator, make sure you have it outside and away from your doors and windows when in use.



FDOT Plans Public Meeting to Discuss Back Beach Road Widening Project

If you have questions about the widening project of Back Beach Road, now is your chance to get answers.

The Florida Department of Transportation will hold a public meeting from 5:30 to 6:30 p.m. on Thursday, Sept. 7, at Panama City Beach City Hall to discuss the project, which will widen the road to six lanes between Mandy Lane just west of Pier Park to Richard

Jackson Boulevard. The project, which is expected to cost \$110 million, is scheduled to start in late September and take more than four years to complete.

There will be maps to show the different phases of the projects as well as people associated with the FDOT project on hand to answer any questions you might have. Come out and learn how this project will affect us all.

UPCOMING DATES

September 15 - 17
Rosh Hashanah

September 24 - 25
Yom Kippur

October 1
Quarterly HOA Assessment Due

October 15
Holiday Lighting and Decorations May be Put Up

October 25
PCB Thunder Beach Motorcycle Rally

October 31
Halloween / Trick or Treat

November 23
Thanksgiving

November 24
PCB Home for the Holidays

November 30
Official End of Hurricane Season

December 7 - 15
Chanukah

December 25
Christmas

Whisper Dunes Homeowner's Association Board of Directors



Ron Pezley
President



David Bickham
Vice President



Brian Thompson
Treasurer



Kyra Whitman
Secretary



Mark Tate
Director