



# NEIGHBORHOOD Newsletter

October 2023

## Pull Together for a Great Cause



And Make it  
a Party

**Saturday, Nov. 4**

**Big Red Bus  
11 a.m. to 2 p.m.**

**Back Beach BBQ  
11 a.m. to 3 p.m.**

If you've ever wanted to do something that truly makes a difference and have fun at the same time, we've created the perfect opportunity.

The Big Red Bus will be in the Whisper Dunes swimming pool parking lot to accept blood donations from 11 a.m. to 2 p.m. At the same time, Back Beach Barbecue will be on hand to serve PCB's best BBQ.

There will be food, music, activities and a great opportunity to meet your neighbors and enjoy meeting someone new while taking part in this great cause.

Anyone donating blood will receive a \$20 eGiftCard, a Give Life t-shirt and a free wellness check, including blood pressure, pulse, temperature, iron count and cholesterol screenings. Plus, there will be a photographer to provide simple portraits for those giving blood. *\*Details to be provided.*

Appointments are encouraged to donate blood. Visit [oneblood.org/donate-now](http://oneblood.org/donate-now) and use sponsor code 67353.

The Back Beach Barbecue menu consists of:

- Pork Sandwiches - \$12.00
- Chicken Sandwiches - \$12.00
- Brisket Sandwiches - \$13.00
- Beach Boss (Brisket topped with Cole Slaw) - \$15.00
- Pulled Pork Nachos (Chips, Cheese, Pork, Cole Slaw and Jalapeños) - \$13.00

*All sandwiches are served with chips, sauces, pickles and onions on the side. Drinks will not be available, so bring your drink of choice.*

Bring your chair and favorite beverage and come out for a great day of socializing with your neighbors, enjoy some great food and help a great cause.



Sample Simple Portrait



## Recent HOA Board Business

Here is a look at items addressed by the Whisper Dunes Homeowners Association Board of Directors at their meeting on Sept. 13.

- Past due HOA assessments continue to be a concern. At the end of August, the past due amounts total \$32,417.01. The Board is working closely with Rizzetta on the collection of these dues and taking all steps applicable under Florida law.
- The Board voted to approve fall application of Pine Straw. The work once again will be completed by Southeast Straw Company at a cost of \$30,100 and will be completed in two phases. Phase 1 will include residential areas, while Phase 2 will include the common areas.
- The Board voted to pay Bay Pressure Washing for the recent soft wash of the multi-family homes but decided to not have the company do the sidewalks due to performance issues. They are currently looking at other vendors to complete the work.
- Preparation for the 2024 budget is under way. The Board expects to vote on the budget by mid-November.
- The Board, working closely with the Landscape Committee, is evaluating the performance of BrightView and looking at bids from other companies.
- Board members Ron Pezley and Brian Thompson are continuing their efforts to secure bids for the painting of the multi-family homes as well as the pool cabana and pergola.
- The Board discussed the possibility of installing a key fob system to access the pool. They continue to look at options available to them to make the pool more secure.
- The Board established monthly meetings, which will take place on the second Wednesday of each month beginning Oct. 11.

## Important Pool Reminder

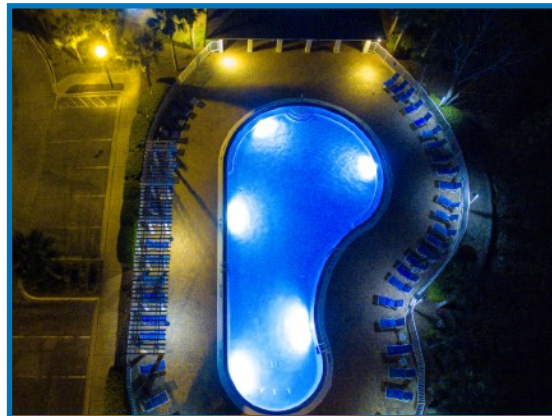
The Whisper Dunes swimming Pool is a family environment, and proper behavior is expected at all times. Lewd activity and foul language is strictly prohibited.

Please remember the rules regarding the pool:

- The pool and cabana are for use of the homeowners and guests only. *The access code should never be shared on social media or with people who do not reside in the neighborhood.*
- Children under 15 must be accompanied by an adult.
- Babies must wear a swim diaper.
- Glass bottles are prohibited on

the pool deck.

- The pool and cabana may not be reserved for private parties or gatherings.
- No loud or offensive music should be played.



## Whisper Dunes Committees

### Architectural Review Committee (ARC)

Karen King  
Sally Kocurek  
Michael Lahti  
Ron Pezley, Board Liaison

### Financial Committee

Leo Burpee  
Sally Kocurek  
Marty Martinez  
Larry Rooks  
David Bickham, Board Liaison  
Brian Thompson, Board Liaison

### Insurance Committee

Leo Burpee  
Ron Pezley, Board Liaison

### Landscape Committee

Wyatt Fritze  
Connie Houk  
George Thames  
David Bickham, Board Liaison

### Violations Committee

Lynne Carlson  
Jordan Miles  
Randy Porter  
David Bickham, Board Liaison

### Welcome/Social Committee

Positions Open - Members  
Being Sought

If you would like to serve on one of the various Whisper Dunes committees, please reach out through the Contact the Board link by visiting the Whisper Dunes website - [www.whisperduneshoa.com](http://www.whisperduneshoa.com)

# BrightView Account Manager Provides Details on Upcoming Landscape Work

As we move into the fall, we are once again reminded of the differences in the three main grass types within the Whisper Dunes community. Each variety has its own way of transitioning into the fall, and our mowing activities will reflect those differences. There is no definite schedule of how we reduce our mowing cycles, as we respond to the temperatures and turf growth. A general plan is to continue weekly mowing thru mid-October and then transition to bi-weekly mowing into November. Beyond that, we will see what the weather holds.

As temperatures cool, each grass responds a bit differently. Both zoysia and St. Augustine lawns are very susceptible to a turf fungus called large patch. Daytime temperatures in the low 80s and nighttime temps in the 60s often trigger this disease. Excess soil moisture and high nitrogen levels can also contribute to these disease outbreaks. For that reason, we target our fertilizer applications to begin fading out as we transition into fall. And we will also reduce irrigation schedules to reduce soil moisture when disease conditions are prevalent. Bermuda turf can exhibit large patch disease, but this is a rarity.

Aside from different disease issues, each turfgrass variety goes into dormancy a little differently. Last winter, we had a hard freeze right at Christmas, and all grass types went into full dormancy. Normally, the St. Augustine stays semi-dormant and keeps some of its green color. Zoysia and bermuda may develop a tan coloration, or they may maintain some level of green as well.

As our efforts shift away from mowing, our focus will turn towards winter cutbacks. Many landscape plants and grasses benefit from



removing some or all of the existing top growth. And some plants just need to be cut back seasonally because they become too large or dense during the growing season. These cutbacks normally start with ornamental grasses and then shift to thinning palmetto thickets. Beyond that, coontie palms, lantana and iris become targets for attention. Leaf clean up from the river birches will also be a focus in the fall.

If any resident has plant material they don't want touched, now is the time to notify us through the portal. That allows us to make notes on these types of special requests.

*George Delgado is the Account Manager for BrightView in the Whisper Dunes neighborhood.*

## Did You Know ...

The easiest way to report a landscaping issue or make a request of the BrightView staff is to complete a Landscape Service Request on the Whisper Dunes website at [www.whisperduneshoa.com](http://www.whisperduneshoa.com).

# Panama City Beach City Council Approves Street Light Replacement

The Panama City Beach City Council at its Sept. 14 meeting voted to authorize an agreement with Florida Power & Light to replace the street lights in the Whisper Dunes neighborhood.

The spring hail storm cause extensive damage to the lights and globes in the neighborhood. FP&L can no longer acquire the bulbs

and parts currently used in the street lights and instead of decided to replace them with LED lights.

The project, which does not have a start date as of now, will include the removal of all 64 high-pressure sodium lights and poles and replacing them with new poles and 3000K LED lights.

## Whisper Dunes Rules Reminder

Please keep the following Whisper Dunes Rules & Regulations in mind to help make our neighborhood a more pleasant place to live.

- Unless you have an enclosed yard, pets must be kept on a leash at all times, and pet owners are expected to clean up after their pets.
- Overnight parking of any vehicle or trailer is prohibited in the pool parking lot without HOA Board approval.
- On-street parking is not permitted in the Whisper Dunes neighborhood unless in one of the designated spaces on Sand Oak, Fox Glove or Spruce Pine.
- Vehicles that show any commercial markings, logos, signs, displays, tool racks, ladder racks or other elements that are commercial in nature are not permitted to park overnight anywhere in the Whisper Dunes neighborhood.
- Holiday lighting may not be installed on the exterior of the home until Oct. 15 and must be taken down no later than Jan. 15.

## Fall Means Increased Wildlife Activity

Fall is just around the corner, and the cooler temperatures mean bears will be preparing for the winter. According to experts, fall is the time you have the greatest chance of coming in contact with a bear in the Panhandle.

In addition, we have see footage from residents' security cameras of coyotes roaming the neighborhood overnight. To help you avoid a dangerous situation, keep these tips in mind.

- Keep your trash can in your garage and wait to put your trash out until the morning of trash collection.
- Clean your trash can frequently with ammonia, bleach solutions or heavy duty pine-scented cleaners.
- Remove bird feeders when bears are active, and do not leave cat food outside.
- If you encounter a wild animal, keep a safe distance and back away slowly.
- Make yourself look bigger by lifting and waving your arms.
- Make noise by yelling, using noisemakers or whistles.
- Never turn your back and run.



## Whisper Dunes Homeowners Association Board of Directors



**Ron Pezley**  
President



**David Bickham**  
Vice President



**Brian Thompson**  
Treasurer



**Kyra Whitman**  
Secretary



**Mark Tate**  
Director