



# NEIGHBORHOOD

Newsletter

November 2023

## A Great Day for a Great Cause



# HOA Board Meeting Recap

Here is a look at items addressed by the Whisper Dunes Homeowners Association Board of Directors at their meeting on Oct. 25.

## Attendance:

*Present: Ron Pezley, David Bickham, Brian Thompson and Kyra Whitman*

*Absent: Mark Tate*

- Past due HOA assessments showed an improvement in September, with the past due amount dropping from \$32,417.01 to \$26,306.21. The Board continues to work closely with Rizzetta on the collection of these dues and taking all steps applicable under Florida law.
- The Board heard presentations from the Landscape Committee, and in a 3-1 vote agreed to continue the landscape contract with BrightView. The cost for 2024 will stay the same at \$274,302.00.
- The Board voted to approve the Violations and Fines process. An explanation of the new process is included on page 5.
- The Board voted to enter into an agreement with White's Wrecker Service to tow any vehicle/trailer parked overnight in the pool parking lot. More information on this can be found on page 5.
- The Board voted to approve the commercial insurance proposal from Acentria Insurance. With the 5% Wind Deductible Option, the cost for the year for property, general liability, D&O and crime coverage will cost the Association \$16,402.89 for the year. This marks an increase from \$11,612.00.
- The Board voted to move forward with installing a keycard system for access to the pool. Details still need to be worked out, but switching to this system will eliminate the sharing of codes. The initial cost of the system will come out of the reserve funds. Stay tuned for more details.
- A draft budget for 2024 was approved. Initial quarterly dues projections are \$704.00 for the single family homes, \$1,512.00 for the Beazer Townhomes, \$982.00 for the Beaver Villas and \$1,170.00 for the DR Horton Townhomes. The draft budget is being mailed to residents, and the Board will vote on the final budget at 10 a.m. on Saturday, Nov. 18, at the pool cabana.
- Payment for a recent irrigation repair in excess of the \$ 1,000 Not To Exceed limit was approved.
- A proposal in the amount of \$695.33 from BrightView to brush hog the area east of the pool was accepted. This will be completed prior to the end of the year.
- The second phase of the pine straw was to begin the week of Oct. 30. This includes the application in the common areas.
- The Board discussed the growing problem of unreported rentals being done in the neighborhood. Rizzetta is currently putting together a list of properties possibly being rented, and the homeowners are being contacted. More on this can be found on page 4.

The next regularly scheduled meeting of the Board of Directors is at 5 p.m. on Wednesday, Nov. 8, in the pool cabana.

# 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)

# Fall is the Time to Focus on Preparing Plants for Colder Temperatures

As the mowing season ends, our focus shifts to preparing much of the plant material for the next growing season. This often consists of cutting back stems and leaf tissue on assorted plants. But why is this process even part of accepted horticultural practices? Below are a few reasons why we focus our energy on these activities.

## **REMOVING DAMAGED LEAF AND STEM TISSUE**

Some plants may be damaged by winter temperatures, and this causes a decline in their health and general appearance. Cutting off this damaged material leads to a quicker recovery of the plant and a regeneration of new leaf tissue. Plants that often need this type of cold damage cutting are hibiscus, lantana, Mexican petunias, and Ti plants. If these plants are damaged by cold temperatures, they are normally cut back in late winter or early spring. The damaged tissue can help keep the plants protected from further harm and leaving it intact keeps the plants from pushing out new growth before warmer temperatures arrive.

Some other plants may need cutting back due to damage or stress from summer temperatures. Iris, roses and agapanthus are examples of that. Unlike cold-damaged material, these plants may be cut back a little earlier in the winter. Roses in particular benefit from multiple cuts each year.

## **KEEPING PLANTS IN SCALE WITH THE LANDSCAPE**

Many landscape plants will outgrow their living space if they aren't cut back on a regular basis. Saw palmettos are a feature in many parts of Whisper Dunes. These durable plants are a key component of Florida landscapes, but without annual thinning, they will become too large and dense for their planting space. The North American Beauty Berry that is found in the multi-family area is another example of a durable native plant that will quickly outgrow its environment if left unchecked. A third plant that



can quickly outgrow its space is the coontie palm. This plant is found in many places throughout Whisper Dunes, and while many of them can be left untouched, the ones closest to sidewalks and driveways may need to be cut back each winter.

## **GENERATING NEW, DENSE LEAF CANOPIES:**

A third reason to cut back some plants is to help generate a denser, healthier specimen. Native grasses are an example of that, and different varieties can be found throughout the neighborhood. Cutting down the existing stalks can help the plant grow new leaf tissue that is denser and more vibrant. Cutting back these grasses normally takes place in the fall or winter, depending on the grass type. Right now, the muhly grass is at its peak of beauty with purple feathered plumage, so those don't get cut until the blooms are gone. But the cord grass that is also found in the community can be cut much earlier in the off season.

As we begin moving through the community with these cut back activities, please let us know if you have any questions. We have had a few residents ask that we not perform this type of cutting on their plants. So please reach out if you have any of those types of requests.

*Craig Conner is the Operations Manager for BrightView Landscaping Services.*

# Meet the Neighborhood Cyclists

If you've seen a blur whiz by you while out in the morning, it most likely was the cycling trio of Jimmy Lumley, Jim Leysen and Ron Pezley.

"Jimmy used to compete in cycling, and he got me to start riding with him," Pezley said. "Then Jim saw us going by, and he started to join us."

The ride is anything but a leisurely trip around the neighborhood. Lumley and Pezley ride seven days a week when Jimmy is in town and circle the neighborhood 12.5 times. Jim, who also rides outside of the neighborhood, covers anywhere from 10-17 miles.

It's not just about the camaraderie. All three recognize the health benefits of riding, and Pezley credits the morning workouts as a contributing factor to his recent 65-pound weight loss. And Lumley took up riding again after an ankle replacement two years ago and has taken his riding experience to a competition level.

"In July I entered the Georgia Senior Olympics in the 85-95 year old age group," he said. "My competitor has been in the national Senior Olympics since 2015. He was a very skilled competitor. To be honest, I just wanted to go to the Senior Olympics and get a t-shirt."

Lumley did more than get a t-shirt. His performance earned him gold medals in the 5K, 10K and 20K races and a silver medal in the 40K.

The trio extend their thanks to their neighbors in Whisper Dunes, stating people are always waving and saying hi as they go by and keep an eye out for them.



## *We Want Your Christmas Memories*

We'd like to get to know our neighbors and share some holiday spirit.

In the December issue of the Whisper Dunes Newsletter, we will feature some of your favorite holiday memories and traditions. Jot them down and email them to [vice.president@whisperduneshoa.com](mailto:vice.president@whisperduneshoa.com). Make sure to include your name and address.

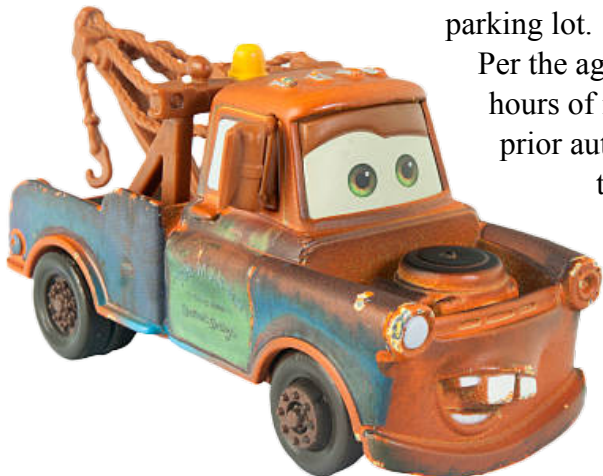
## Send Us Your Items for the Newsletter

Do you have something you think your neighbors would be interested in? Do you have news you'd like to share? We'd like to include it in the newsletter to help make it a publication for everyone.

Please email your submissions to [vice.president@whisperduneshoa.com](mailto:vice.president@whisperduneshoa.com). Make sure to include your name and address.

## Board Enters Agreement to Eliminate Overnight Parking at Pool

The Whisper Dunes Board of Directors voted at its last meeting to enter into an agreement with White's Wrecker Service to remove cars and trailers parked overnight in the pool parking lot.



Per the agreement, White's will drive through the area between the hours of midnight and 5 a.m., and vehicles parked in the lot without prior authorization will be towed at the owner's expense. The cost of the tow will be \$150.00 plus a storage fee of \$40.00 per day until picked up by the owner. There is no cost to Whisper Dunes for this service.

Look for signs to go up reminding folks that overnight parking is not permitted without prior authorization. If you wish to park overnight in this lot, you must talk to an HOA Board member to get a temporary parking pass.

## Rental Guideline Reminder

The Whisper Dunes Rules & Regulations spell out the rental policy in the neighborhood.

- A homeowner may not rent a residence in the neighborhood for a period less than seven months.
- If the tenant(s) move out, a new lease or rental agreement may not be started until a minimum of seven months from the start of the previous lease.
- Owners may not enter into a timeshare arrangement, nor are lease or rental agreements permitted for a specific portion of the residence, such as renting rooms.
- Residences may not be occupied by more than six people at any one time.
- A copy of all leases must be submitted to the Association at least five (5) days prior to the commencement of the lease or rental agreement. Failure to submit a copy of this lease or rental agreement may lead to a fine in the amount of \$100 per day until provided.
- Property owners are responsible for providing a copy of the Covenants and Rules & Regulations to the tenants as well as providing the pool code and, when implemented, the pool access card. These will not be provided to the tenants by the Association.

Rizzetta is currently reaching out to homeowners whose principal address is not in Whisper Dunes to identify those renting their property and looking into properties believed to be used as rental properties to obtain of leases and/or rental agreements.

## Steps Being Taken to Enforce HOA Rules

The Board of Directions recently adopted a Violations and Fines process to enforce the Whisper Dunes Covenants and Rules & Regulations.

Under this policy, the following steps will be taken:

- Violations will be reported to Rizzetta. Within 48 business hours, the owner of the property will be notified of the violation.
- Owners will be given a 30-day timeframe in which to cure the violation.
- If the violation is not resolved within the 30-day window, a second notification will be sent to the owner advising them the issue is being referred to the HOA Board for possible fine issuance. The date of the HOA Board meeting will be provided.
- If the violation remains uncured by the date of the HOA meeting, the Board will determine, by a majority vote, if a fine is to be imposed. Per the Rules & Regulations, the fine amount would be up to \$100 per day.
- If a fine is imposed, the homeowner will be notified of the proposed fine, and a hearing date with the Violations Committee will be scheduled at least 14 days from the date of the notice. This notice will include the alleged violation, the specific action needed to cure the violation and the date and location of the Violations Committee meeting.
- The homeowner will have the opportunity to bring witnesses and/or legal representation to the Violations Committee meeting.
- The three members of the Violations Committee will decide, by a majority vote, to impose the fine or reject the fine. If imposed, the fine will go into effect the day after the Violations Committee meeting.
- After the hearing the CAM, on behalf of the Violations Committee, will provide written notice of the committee's determination, including any applicable fines and how the owner may cure the violation. The fine is due 5 days after notice is provided to the owner.
- If the violation is cured within 30 days, the fine is reduced by half.

## Whisper Dunes Homeowners Association Board of Directors



**Ron Pezley**  
President



**David Bickham**  
Vice President



**Brian Thompson**  
Treasurer



**Kyra Fritze**  
Secretary



**Mark Tate**  
Director