



**A note from the General Manager:**

1. The Wynlakes HOA shares the cost of expenses with the Country Club. So, take advantage of the thrilling fireworks display: **Tues - July 4 - 8:30 pm - Country Club grounds!!**



2. In September, we elect our Board and Neighborhood Representatives; please volunteer & take an active role in your community. (turn to page 5)

3. Remember the lakes are for Wynlakes residents only. Guests are welcome but only when accompanied by a resident. Homeowners can obtain a fishing permit, car decal &/or No Soliciting sign from the HOA.

4. Maintaining property values: From power washing & painting the house to the grass being treated for weeds & mowed regularly, it has to be done. We all live in a covenant enforced neighborhood & although your home may just need mowing while your neighbor's home looks like it may need to be condemned, the letters have to be sent to everyone. We can no longer wait for a homeowner when grass & weeds are overgrown & the lawn is not maintained. On a more positive note, many a home is being painted & there are so many beautiful yards. Thank you to the many people who work so diligently to maintain their homes. KUDOS!

Enjoy your summer & be safe! ~ Janine Schoudel

## Called in Concerns...

**Vacant lots** - The HOA office spends a lot of time reminding vacant lot owners to maintain their lots. To be more efficient, if it is not cut by the 1st and 15th of each month, the HOA will have it cut and send the owner a bill. This will save time, money, and paper work.

**Trash Cans:** We have received numerous complaints regarding **VISIBLE** trash cans. Our covenants state trash can/s cannot be visible from any adjoining property. If it is visible from the street, it is visible from adjoining property. Please put trash cans out of sight.

**Paddle Boats: Covenant 7.24:** No person shall, without the written approval of the Association do any of the following on any part of the Common Area: (a) use motor boats on any lake, pond, or stream, (b) boat or fish ...

**Dues:** The Homeowners' Association will enforce all rights and remedies allowed for the collection of delinquent dues to include a \$25.00 fee with the third letter. To avoid finance charges, attorney's fees and other collection enforcements, dues should be paid in a timely manner. The dues are **due Jan 1st and July 1st.**

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**TREES:** This year is starting off very dry and that puts a strain on our trees. Please help by watering them often so they will survive.

# AROUND WYNLAKES

**Birthdays:**

- Norma Moore ~ July 8
- Steven & Yvette Gorden ~ July 11
- Mike Irwin ~ July 11
- Maryanne Farrar ~ July 13
- Lem Gorden ~ July 17
- Cheryl Kiefer ~ July 17
- Janine Schoudel ~ July 17
- Jamison Farrar ~ July 31
- Randal Brown ~ August 3
- Cota Cheek ~ August 11
- Nila Chiabotti ~ August 25
- Taylor Brown ~ August 27
- Rhonda Cheek ~ August 30
- Josie Gorden ~ September 1
- Becky Monroe ~ September 2
- Jeannette Hendryx ~ September 15



**Couple's Bridge Club** meets every 2nd Saturday of the month at 6 PM. This is a social group playing with your neighbors. Call JoAnne Golden for more information at 244-0005.

## 2006 HOA BOARD OF DIRECTORS

District 1	Lewis Figh, Treasurer	279-6849
District 2	Dick Harruff, President	274-0461
District 3	Bill Allison	244-0467
District 4	David Wills	271-6948
District 5	Wayne Sandlin	277-8979
District 6	Wally Hester, VP/Secretary	396-8735
District 7	Faye Baggiano	277-1911
District 8	Jean Mattison	409-0290



## ISSUES:

**REPORT ANY SUSPICIOUS ACTIVITY ASAP!!!!**  
 Check with your security company to ensure they have the correct number for Security (279-8358). Take your cell phone with you when you jog/walk & have our Security phone number programmed. Security schedule: 1 guard from 6AM to 2PM; 2 guards from 2PM to 10PM (1 in front guard house, 1 on patrol and on back gate) & 1 guard from 10PM to 6AM plus off duty police officer.  
**Report threatening activity first to 911, then Security. Report non-threatening activity to Security and then if necessary, to the Police.**

## Summer Pet Sitting Service

Channing Glenn  
 (Wynlakes Resident)



Knows that you have a busy summer & would like to offer you the following services:

- feeding your pet
- walking your pet
- sitting with your pet
- miscellaneous services you may need

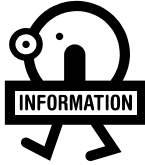
If you have any questions or would like to schedule a time for Channing to serve you, please call (334) 244.0316



## Site Improvements: In

accordance with the Wynlakes HOA covenants, the Modifications Committee must approve all exterior site improvements. Please stop by or call the HOA office for an "Application for Site Improvements" which is required for any improvements, changes, or additions. The purpose of this approval process is to ensure all properties within Wynlakes adhere to applicable covenants and community wide standards (harmony, design, location, topography, and finish grade elevation). The main concern is to have an approved form on file to alleviate problems with property issues listed above.

(This includes all fences, pools, additions, patios, decks, landscaping, painting, etc.)



**F.Y.I.**



## Commission:

### Montgomery Sanitation Department 2006 Holidays

#### Independence Day - July 4

Garbage - Tues & Fri routes - worked on **WED** & **FRI**

#### Labor Day - September 4

Garbage - Tues & Fri routes worked on **WED** & **FRI**

Contact the Montgomery Sanitation Dept at 241-2753  
for more info.

There are 2 other options available for disposing  
unwanted items...

#1: Every Saturday the Montgomery Sanitation  
Department has trash trucks stationed at several local  
schools where homeowners can drop any type of trash  
(including building materials). Halcyon Elementary and  
Vaughn Road Elementary are close and Saturday drop off  
hours are from 9:00 A.M. until 3:30 P.M.

#2: The Montgomery Sanitation Department offers a  
bulk trash service that is in addition to the standard pick  
up schedule. Homeowners can call 241.2750 and for a  
\$5.00 charge have almost any item picked up at home.  
(Examples include washers, sofas, mattresses, etc.)  
Please do not put these items on the curb until the day of  
scheduled pick up.

### **Easements:**

An easement is the right of use over the real property  
of another. The right is often described as the right  
to use the land of another for a special purpose.  
Unlike a lease, an easement does not give the holder a  
right of "possession" of the property, only a right of  
use. It is distinguished from a license that only gives  
one a personal privilege to do something on the land of  
another. An example of a license is the right to park a  
car in a parking lot with the consent of the parking lot  
owner. Licenses in general can be terminated by the  
property owner much more easily than easements.

Some examples of easements:

storm drains, sewers, electrical power, telephone,  
gas, and sidewalks.

The governing body of Montgomery County is the  
Montgomery County Commission, consisting of five  
members who are elected by districts. Each  
commissioner represents about 44,000 people. All  
commissioners are elected to a four-year term. The  
chairperson is selected by a majority vote of the  
commission.

The Montgomery County Commission's responsibilities  
include control of all county public funds, adoption of  
an annual budget reflecting anticipated income and  
expenses (by law, expenditures cannot exceed revenue  
received). Other major areas of responsibilities  
include construction and maintenance of roads in the  
county outside the city jurisdiction, providing services  
for all county departments, purchasing supplies and  
equipment related to county operations, providing a  
general support function for all activities being  
supplied by the county such as telephone support,  
supply support, mail processing and distribution, and  
employee benefit packages.

Wynlakes is in District 5 which is represented by  
Reed Ingram. Mr. Ingram was elected to serve a 4-  
year term in November of 2004.

Reprinted from: <http://www.mc-ala.org/commission/default.htm#County%20Administrator>

=====  
**Security Committee Meeting** - After the  
Called Security Meeting on May 16, 2006, a Security  
Committee was formed to address each of the 14  
suggestions received and report back to the BOD.  
The Committee met on June 7 and submitted their  
recommendations to the BOD on June 13. The BOD  
will take these under advisement and make a decision.

**Ivy Green Drive** - Jim Wilson & Assoc. are  
investigating the extention of Ivy Green Drive and the  
southern outbound section of Wynlakes Blvd with  
additional residential lots.

**Golf Course renovations** - Please go to  
[www.wynlakes.com](http://www.wynlakes.com) or call the WG & CC for more  
information.



**General Covenants and Restrictions:**

The Board of Directors is hereby empowered to promulgate and enforce general standards of behavior and use of Properties within the

Planned Unit Development known as Wynlakes. Therefore the BOD is hereinafter empowered to enforce the following covenants and restrictions thereof in accordance with Section 3.15 of the By-Laws.

**7.05 Remedies For Vehicle and Recreational Equipment Violations.** Any such vehicle or recreational equipment parked in violation of these or other and set forth policy as to enforcement regulations contained herein or in the rules and regulations now or hereafter adopted by the Association may be towed by the Association at the sole expense of the owner of such vehicle or recreational equipment if it remains in violation for a period of twenty-four (24) hours. The Association shall not be liable to the owner of such vehicle or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal or failure of the owner to receive any notice of said violation shall be grounds for relief of any kind.

**7.06 Vehicle Maintenance and Repair.** No maintenance or repairs shall be performed on any vehicles upon any portion of the Properties, unless performed in a garage, except in an emergency situation. Notwithstanding the foregoing, all repairs to disabled vehicles within the Properties must be completed within four (4) hours from its immobilization or the vehicle must be removed. The Association shall be allowed to maintain and store its maintenance vehicles on specific areas of the Properties as necessary for the operation and maintenance of Wynlakes.

**7.07 Animals.** No animals, livestock, insects, reptiles or poultry shall be kept or maintained on any part of the Properties without the express written consent of the Board of Directors of the Association except for usual household pets kept for purposes other than breeding or commercial.

**7.08 Signs.** No sign or other advertising device of any nature shall be placed upon any part of the

Properties except as provided herein. The Design Review Board shall adopt and promulgate rules and regulations relating to signs and other advertising devices. Signs and other advertising devices when in compliance with criteria as established by the Design Review Board may be erected and maintained upon the Owner's Lot. Notwithstanding the foregoing, the Declarant specifically reserves the right for himself, his heirs, successors, nominees, assigns and the Association to place and maintain signs in connection with constructing, marketing, sales and rental of Units and identifying or information signs anywhere on the property.

**7.12 Mining.** To the extent of the interest of the Owner of a Unit, no Unit shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth.



**7.13 Maintenance of Hedges and Plants.** Association shall have the right to enter upon any part of the Unit and trim or prune, at the expense of the Owner, any hedge or other planting which in the opinion of the Association or the Design Review Board, by reason of its location upon the Unit or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of street traffic or is unattractive in appearance; provided however, that the Owner shall be given fifteen (15) days prior written notice of such action.

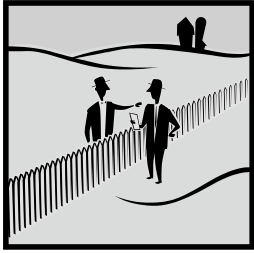
**7.16 Solar Collectors.** No solar collectors, other than those installed by Declarant, shall be permitted without the prior written consent of the Design Review Board and when allowed shall be installed so as not to be visible from any street.

**7.18 Model House, Real Estate Office.** All else herein notwithstanding, with the written approval of the Design Review Board, any Unit may be used for a model home or for a real estate office, but only by Declarant, for so long as Declarant owns any Units.

**7.19 Clothes Lines.** No clothing or any other household fabrics shall be hung in the open on any Unit unless the same is not visible from any adjoining property or public view.

**Should you need another copy of the Covenants, we will be happy to provide one for you.**

# Wynlakes Homeowners' Association Neighborhood Representatives Duties & Responsibilities



The Neighborhood Representatives are the focal point of communication between individual owners, the HOA manager, and the Board of Directors. The responsibilities and duties of

a Representative require someone willing to work to help the association be well informed and to be responsive to the homeowners.

A. Definitions & procedures established by the bylaws and Covenants.

1. A neighborhood will consist of 30 to 40 owners & there are three neighborhoods to a District.
2. Each neighborhood will have at least three representatives, elected by a majority of their neighborhood members. The representatives will select a primary (chair) and secondary representative. These representatives will also constitute the Neighborhood Committee.
3. Neighborhood committees nominate directors and determine the nature and extent of services, if any, to be provided to the neighborhood by the association in addition to those provided to all members of the association in accordance with the declaration.

B. Neighborhood Representatives Should:

1. Be active in the items outlined in "A" above.
2. Understand the bylaws and covenants of the HOA to help other homeowners.
3. Attend quarterly and other special meetings of the HOA.
4. Work with their Board Director and the HOA Board on the budget and other issues.
5. Welcome new homeowners to the neighborhood and give them a "Welcoming" Package provided by the HOA manager.
6. Maintain an up-to-date listing of all homeowners in their neighborhood and

advise the HOA manager of any changes.

7. Be the conduit for communications between the HOA and the neighborhood homeowners. Attempt to resolve homeowner concerns or pass them on to the District Board Member, or the HOA manager, and on to the HOA board if necessary. Likewise, distribute information from the HOA board and manager to the neighborhood.

C. Neighborhood Committees.

1. Each neighborhood committee should annually select the next year neighborhoods representatives and determine the primary and alternate.
2. The three neighborhood committees should meet and select the District Board member from the neighborhood nominees by 15 September.

Your **Primary Neighborhood Representatives** are:

District 1  
A: Learn Owens  
B: Phillip Salley  
C: John Porter

District 2  
A: Tom Brantley  
B: Darrel Warner  
C: Eddie Cobb

District 3  
A: Don Taylor  
B: Larry Carter  
C: Bob Allen

District 4  
A: Stew Williams  
B: Julie Freeman  
C: Gordon Arabian

District 5  
A: Malcomb Massey  
B: Catherine Flowers  
C: Jimmy Poole

District 6  
A: John Shannahan  
B: Jerry Kocan  
C: Dwight Cleveland

District 7  
A: Shirley Rose  
B: Mary Marshall  
C: Merrilyn Lloyd

District 8  
A: Tim Bode  
B: Jean Mattison  
C: Chuck Carver

District 9  
A: Helen Stewart  
B: Claude Moody  
C: Clare Fisk

The next Neighborhood Representatives meeting is **Tuesday, August 8th at 6 PM.**



THE WYNLAKES HOA DOES NOT SPECIFICALLY RECOMMEND OR ENDORSE THE INDIVIDUALS, SERVICES, BUSINESSES OR PRODUCTS LISTED, & CANNOT BE HELD RESPONSIBLE OR LIABLE FOR ANY PUBLISHED AD.

<b>HELPFUL PHONE NUMBERS</b>	
<b>Wynlakes</b>	
Homeowners' Association:	215-4452
Vaughn Road Guardhouse:	279-8358
Maintenance:	277-5812
Golf & Country Club:	279-0297
<b>City of Montgomery:</b>	<b>241-4400</b>
Police Dept:	241-2651
Animal Control:	241-2970
Street Department:	241-2880
Sanitation Department:	241-2753
Councilman Charles Jinright's office	272-1200
Alabama Power Service Interruption	800-888-2726
Dixie Electric Coop Serv. Interruption	888-349-4332


**Builder Comments:**  
Please do not put anything in the construction dumpsters. It is costly to have them emptied.

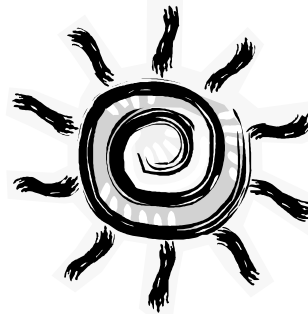


Do you have news or information of interest to the neighborhood?  
Call us or send us an email!

**Wynlakes Homeowners' Association**

Park Place Center - Suite 114, 8650 Minnie Brown Road  
Montgomery, AL 36117

 **Phone: 334-215-4452** Fax: 334-215-4453  
Email: [wynlakeshoa@yahoo.com](mailto:wynlakeshoa@yahoo.com)  
Janine Schoudel - General Manager  
Linda Morgan - Administrative Assistant



## "It's July Now" And Hot

Here are some helpful gardening hints for you.  
**Inspect:** for diseases and insects. Treat as needed.  
Watch for lawn moths, earwigs, whiteflies, and leafhoppers.

**Replant:** annuals as needed, with ageratum, cosmos, marigolds, petunias, portulaca (loves hot), salvia, and vinca rosea.

**Spray Sunscreen** on your Japanese Maples - Spray the leaves with Cloud Cover during the first week of July and then monthly thereafter to protect the leaves from excess moisture loss.

**Wisteria:** prune.

**Hedges:** established ones, cut back now (not too hard).

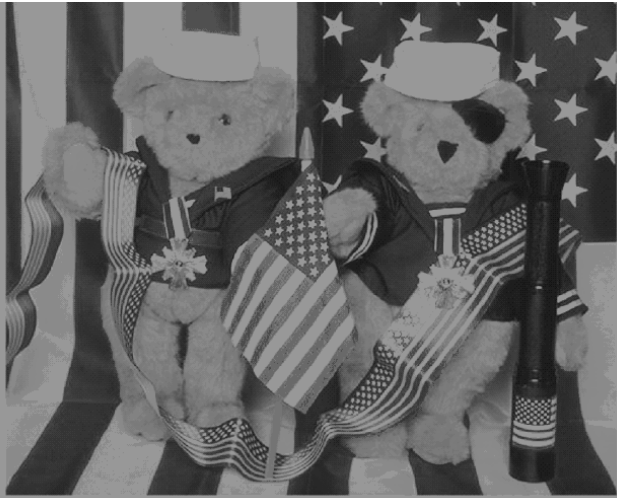
**Weeds:** control. This is a good month to use systemic weed control like Round-up.

**Pinch:** petunias, fuchsias, and other blooming plants to increase flower and fullness. Make last pinch of chrysanthemum.

**Over watering:** watch out for it. Most mature woody ornamentals, like Camellia, Azalea, and Juniper suffer from root rot from over watering. Water these infrequently once established.

**Rose care:** Roses may suffer at this time because of heat. Water deeply. Avoid overhead sprinkling. Add 3" layer of pine bark.

--Wayne Smith  
Horticulture Department Manager



# HAVE A SAFE AND HAPPY 4th OF JULY!!!

- Joel and Susan Gill

THINKING OF BUYING OR SELLING YOUR HOME?  
CALL YOUR NEIGHBORHOOD REALTORS.



**Susan Gill**  
Assoc. Broker

### Realtors Who Care

334.271.1466  
334.717.8425  
MSusanGill@aol.com



**Joel Gill**  
ABR, GRI, CRS

  
**Professional Services**  
9532 Wynlakes Place  
Montgomery, Alabama 36117

PAID ADVERTISING

## Getting Ready for your Summer Vacation?

Below are some helpful tips to help secure your property when you are away:

- let Security know- they will check your house
- keep shades & blinds in their normal positions
- stop mail & newspapers, or ask a neighbor or Security to pick them up everyday
- put several household lights on timers
- arrange to have grass mowed while you are gone
- activate your home alarm (if you have one)
- leave a radio on - or put it on a timer.
- ask a neighbor to park in your driveway overnight - anything that might suggest someone is home
- and do NOT forget to lock all doors & windows when you leave.

### An email from a grateful resident:

"Hi Janine – I wanted to tell you how much I appreciated a quick response by our security patrol today. There was a very disheveled man who rang my bell and wanted to do yard work for me – I did NOT open my door, just told him through the glass that I didn't need anything and sent him on his way. I immediately called the guard house to tell them what had happened and they dispatched right away, and then they stopped by the house to follow up with me. Turns out the man had been doing work in the neighborhood, but our security guard told him that he couldn't solicit through the neighborhood and to leave if his work here was done. It's comforting to know that they respond so quickly. Thanks so much."

If you hold an interest in a business & would like to advertise in this Newsletter, contact the HOA office, # 215-4452.

# BREAKTHROUGH FOR BACK PAIN!

RECENT STUDY SHOWS **86% SUCCESS RATE IN RESOLVING SYMPTOMS**

New Non-Surgical Treatment for Pain  
Caused by Herniated and Degenerative Discs.

## ***Now available at Sturbridge Chiropractic***

We have good news for back and neck pain sufferers. It's called Disc Decompression Therapy. Disc Decompression Therapy is a non-invasive proven therapy that is an alternative to surgery. Disc Decompression uses specific FDA approved technology to treat underlying problems of the back and neck.

## ***Is Disc Decompression right for you?***

Obviously, we won't know until you see one of our doctors. However, if you have herniated or degenerative discs that cause neck pain, back pain or shooting pain (arms or legs) there is a good chance we can help.

## ***We offer a FREE consultation with a doctor to see if you qualify for this exciting new treatment.***

Absolutely FREE. There is no charge for consultation with a doctor. There is no charge for a screening test or the report of findings given by the doctor.

## ***What do I do next?***

Space is limited so call us at (334) 356-1111 to schedule your FREE consultation appointment. Ask about same day appointments.

<p><b>CALL NOW</b> <b>(334) 356-1111</b></p> 	<p><b>Sturbridge</b> <b>CHIROPRACTIC</b> <a href="http://www.sturbridgechiropractic.com">www.sturbridgechiropractic.com</a></p> <p>J Hart, DC   D Havel, DC   J Luster, DC</p>
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Due to federal law Medicare and Medicaid recipients may not be eligible for free offer. Free services do not include orthopedic or neurological testing, x-rays or treatment. Disc decompression is a traction based procedure. ADDITIONAL CHARGES MAY BE INCURRED FOR RELATED SERVICES WHICH MAY BE REQUIRED IN INDIVIDUAL CASES.

PAID ADVERTISING