



APRIL 2018

IN THIS ISSUE

Resolution #18 Spring Moratorium

Moratorium for Resolution #18 this year is April 2-18. This only pertains to yard debris.

What's the definition of a "well-maintained yard"?

Find out on page 5, in the Frequently Asked Questions.

HOA Office closed

The HOA office will be closed Monday, May 28, for Memorial Day and July 2-6.

THOUGHTS FROM YOUR HOA BOARD PRESIDENT

Greetings -I hope we are enjoying the first days of spring as you peruse this newsletter. It's late February and it's unseasonably warm. In other words, we could still have snow! It happened in March, 1993. I'm sure some of you remember that snowy Saturday. It's not likely to happen this year but colder weather is still a possibility.

The Newsletter – You may wonder why I'm working on this in late February. The answer is our production schedule. The content for the newsletter is provided not later than the first of the month to the person on contract to "compose" the newsletter. After she finishes the draft (there is usually some back and forth over a two week period), the newsletter is presented to the Board for review prior to going final. This usually happens at the regularly scheduled Board meeting in March, June, September and December. Afterward, the newsletter goes to the printer for delivery on the first of the month. We aim to provide the latest news but there are times when that won't happen. And that's my transition to the next item.

The Gates - When you read this the gate project should be finished. The timers installed on March 19 were the wrong type for our equipment and had to be replaced. This problem became a major headache when on March 24 the exit gate on Old Marsh Way did not open at 6:00 a.m. I had to open it manually. The contractor is returning this week to install new timers.

The gates close automatically at 11:00 p.m. and open at 6:00 a.m. This doesn't mean you can't exit or enter during that time. As you approach a closed gate a sensor positioned approximately 100 feet in front of the gate detects your approach and begins to open the gate. The gate cycle time at Old Marsh Way is somewhat shorter than Pinecrest but both should open completely within 10 seconds. The gates close automatically after you have completely cleared the last sensor which is approximately 10 feet from the closed gate position. Because the timers were installed mid-day, the contractor had to program them to activate in the morning. This means they will close and reopen one minute later. As noted above, you will be able to enter and exit.

The Old Marsh Way exit is different than the others in this respect. The sensor to open a closed gate is approximately 15 feet (instead of 100) from the gate. This was necessary to make allowance for the driveway close by.

The gates have reflective tape on the structural supports which resembles a "W" in the closed position. In addition, two delineators were installed on the island on Old Marsh Way. The delineators, signs, and lights provide sufficient warning to drivers to approach with caution. The configuration at Pinecrest is different but objective was the same – approach with caution. *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

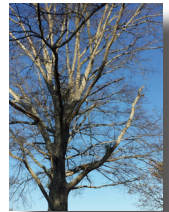
Surveillance cameras are working at both locations. Should you damage the gates you will be required to reimburse the HOA. In the end, the system required a complete rebuild. The Board hopes you appreciate the results.

Traffic Survey – At the HOA's request, Montgomery's Traffic Engineering Department conducted a survey at the Pinecrest and Old Marsh entrances on January 24-25. We were interested in collecting data on the number of vehicles entering and exiting by time of day and average speed.

The data has been summarized and is included as a "fact sheet" on page 3. I think you'll find it "illuminating." The sheer volume of vehicles during a 24-hour period confirms that the gates must remain open during the day. Secondly, we have a speeding problem. Obviously, the HOA can't enforce the speed limit. We can encourage you to observe the posted speed limit and operate your vehicle in a safe manner as you drive through the neighborhood. (Traffic Engineering may provide the information to the MPD. Generally speaking, enforcement starts at speeds above 35 mph.)

Common Area Maintenance – I noted that the 2018 budget had been approved by the Neighborhood Representatives in the January newsletter, and that it looked like much of the \$39,000 budgeted for landscape renovation would be spent on the islands on the Boulevard.

At the February Board meeting we approved two proposals for work on the islands. The first was to trim the 67 oaks. Trimming includes raising and leveling the canopy, removing dead and broken limbs, and removing mistletoe. The latter is a parasite that weakens the tree. (Picture at right.) These trees are a treasure. We intend to do all we can to maintain their good health and appearance.



We did not address the Bradford Pear trees. They are blossoming now and look pretty. (Pictured at left.) However, they have weak limbs and a short life. These trees were trimmed in the past to remove the lower limbs. Trimming precluded those limbs from splitting from the trunk, but the trees don't look like they're supposed to and add little to the island landscape. We need to consider alternatives – soon! That being the case, removing the mistletoe was not a good use of resources.

The second island renewal project involves adding shrubs and a variety of perennials to islands 4-7. When the canopy is raised on the oaks more sunlight should help the plants thrive. There are four phases. We intend to evaluate each phase before beginning the next.

The 2017 Budget – We ended the year under executing our budget by approximately \$10,000. Most of the time we over or underestimate how much we will spend in each account due to unforeseen and unpredictable circumstances. By contrast, we were about \$4,000 over in January. On the whole, the HOA balance sheet is healthy.

A possible unanticipated expense is the need to address maintenance at the wall on Vaughn road. The pictures below tell the story. We don't know the extent of the problem where the vines cover the wall. A fix will be addressed this year.



Security Contract – The security contract is up for renewal on May 1, 2018. The Board has solicited bids from other vendors to compare and contrast cost and service capabilities. The current contract requires a 30-day notice should we select another vendor. Nothing has been decided at this point. I provide this information to you now should you notice a change in May. *Read more on page 3.*

MORE FROM THE HOA PRESIDENT

New Board member – Mary Lee replaced Christy Fletcher representing District 9. We welcomed Mary at the January meeting, and thank Christy for her service. I've said this before and will repeat. Being a Board member can be time consuming.

The work the HOA staff does is only part of what it takes to manage the affairs of our community. Members often work between meeting gathering and reviewing information to present recommendations to the full Board.

In that regard, any time spent serving is appreciated, and opens eyes to how complicated the HOA business can get.

Recently, I responded to postings on Nextdoor that concerned the HOA. Generally speaking, I would rather not do that but realize the website can be used to address important issues quickly. It is a valuable communication tool from a timeliness perspective. I'll continue to monitor postings and will respond should I determine the need to correct a misunderstanding or answer a question that's getting traction. However, to keep these "opportunities" to a minimum, I request you call or email the HOA office to speak to Amy or Linda should you have a question.

If you're not satisfied, feel free to email me at gary_oos@knology.net. Also, please take a look at the guidelines for posting on Nextdoor. Fred Rogers would have approved! We want to maintain our reputation for being not only a pretty place to live, but one where good manners and respect abound.

Until July, be safe!

Gary J. Oos
President

REMINDER: The Wynlakes HOA does not specifically recommend or endorse the individuals, services, businesses or products listed in this newsletter, and cannot be held responsible or liable for any published ad.

Traffic Count Facts

During the 24-hour survey period, 3,362 vehicles entered and 3,203 exited Wynlakes at these two locations, for a total of 6,565. Approximately 91% of all crossings at these gates (5,968) passed through the gates between 6 am and 8 pm. The remaining 9% is detailed below.

PINECREST:

- Between 8 – 9 pm: 129 entered, 36 exited: 165
- Between 9 – 10 pm: 83 entered, 24 exited: 107
- Between 10 – 11 pm: 41 entered, 23 exited: 64
- Between 11 pm – 6 am: 38 entered, 58 exited: 96

OLD MARSH WAY:

- Between 8 – 9 pm: 59 entered, 21 exited: 80
- Between 9 – 10 pm: 24 entered, 20 exited: 44
- Between 10 – 11pm: 8 entered, 9 exited: 17
- Between 11 pm – 6 am: 11 entered, 12 exited: 23

Closing the Gates

The volume of traffic in and out of the community would appear to preclude closing the gates earlier than 10:30 or 11:00 pm. The gates should open not later than 5:30 or 6:00 am.

Speed at Old Marsh Way and Pinecrest Entrances

PINECREST: The average speed, entering and exiting, was 30 mph

- 50th percentile average speed (half above and half below this number): 30 mph
- Maximum speeds: 47 mph entering; and 60 mph exiting
- 73% drove 25 - 35 mph entering; 72% drove 27 - 37 mph exiting.
- 90% drove under 36 mph; 10% drove between 37 - 45 mph
- To simplify: around 460 drivers exceeded the speed limit by 10 to 20 mph!

OLD MARSH WAY: The average speed entering and exiting was 19 mph.

- 50th percentile average speed (half above and half below this number): 18 mph
- The maximum speed, entering and exiting, was recorded at 99 mph (that number is suspect even though it appears three times at different hours of the day on both sides of the road). The next highest number was between 60 - 65 mph
- 61% drove between 14- 24 mph entering. Over 60% drove between 13 - 23 mph exiting. (These numbers are low because the construction trench caused most drivers to slow down.)

Traffic Engineering Department may provide this data to the Montgomery Police Department for their use, as appropriate. The posted speed limit is 25 mph. Enforcement usually starts at 35 mph.

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FAQ

Q: *Can I pay my HOA dues early?*

A: Of course you can! Homeowners can pay their dues for the entire year in January, or at any time prior to the next invoicing cycle (June or December.) Please contact the HOA office with any questions regarding dues payments.

Q: *What is a well-maintained yard?*

A: The HOA considers a “well- maintained” yard to be:

- Routinely mowed (once per week in the active growing season);
- Sidewalks and driveways routinely edged;
- Grass and weeds in cracks in the sidewalks and driveways removed or killed by herbicide;
- Shrubbery neatly trimmed;
- Any part of the yard visible from the street free from clutter;
- Dead grass and shrubbery removed and/or replaced.

Q: *Why can't I use a credit card to pay my HOA dues?*

A: Using a credit card reduces the amount the HOA receives in dues because of fees charged by credit card companies. This loss in revenue would impact the HOA's budget. The Board would rather avoid this expense. However, if there is widespread support for using credit cards the Board would reconsider the credit card option. Contact your neighborhood representative. The issue will be on the Neighborhood Representative meeting agenda in May.

MONEY MATTERS:

Your HOA paid \$1,422.33 in property tax for 2017. There are 60 separate parcels covering our common areas. The lowest tax and the most prevalent was \$3.65. The property's assessed value is \$100. The highest tax was \$263.96. The assessed value is \$10,820. Most of our property is very small, not improved, and has no alternative use.

The HOA owns four wells used to water common areas. Using the wells for irrigation significantly reduces our need for relatively expensive city water.

To meet our needs, the HOA has a variety of contracts, large and small. For example, they provide landscape services, security, media composition and management, storage, and computer services. Contracts are reviewed for currency periodically and, in particular, as they come due for renewal.



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Clean-Up Month District 9

April is Clean-Up Month in District 9. The city will pick up all large and bulky items on your regular trash day, including up to 2 tires, at no additional charge.

NOTE: Dirt, building materials and tree limbs larger than four feet in length or eight inches in diameter will **not** be picked up.



Charles Jinright, Councilman, District 9
Amanda D. Miller, Director
 Montgomery Clean City Commission



Join The 2018 Great American Clean-Up



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NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held May 16 at 6 p.m. at the Wynlakes Golf and Country Club.

VACATION HOME CHECKS

Going on Vacation? Complete a "Vacation Home Check" form, found online at www.wynlakeshoa.com or may be picked up at the Vaughn Road Security Guard house. Completed forms may be submitted to the HOA office (by email with scanned attachment) or dropped off at the Vaughn Road Security Guard House.

HOA DUES

Invoices for HOA dues will be mailed in late June. Payment is due not later than July 31.

ADVERTISE WITH THE HOA

Are you a resident of Wynlakes who owns his/her own business? Consider advertising in our newsletter! The newsletter is published quarterly and is mailed to 1,054 homeowners in the neighborhood. Rates per issue are: \$350 for a whole page; \$200 for a half page; \$100 for a quarter page. Contact the HOA office or visit our website at www.wynlakeshoa.com for more information.

HOA OFFICE CLOSED

The HOA office will be closed on Monday May 28 for Memorial Day and July 2-6. If you need assistance during that time, email to wynlakeshoa@wynlakeshoa.com.

RESOLUTION #18: SPRING MORATORIUM

Moratorium for Resolution #18 this year is April 2-18. *This only pertains to yard debris.*