



# APRIL 2022

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## FROM THE HOA BOARD PRESIDENT

Dear Wynlakes Neighbors –

Before I address the subject of this month’s comments, I need to alert you to construction activity that will impact preferred driving and walking routes near the Wynlakes Golf and Country Club. This activity may well have commenced as you read this newsletter, but be advised this construction project may well extend into summer. Wynlakes Boulevard traffic will be affected nearest the country club however those residing on Fendall Hall, Fendall Court, Dunwoody, Bent Brook Drive, and Winfield Place will be most affected. Residents should expect possible delays during construction periods, and for those residing on Bent Brook Drive and Winfield Place – an increase in traffic volume, especially from the dreaded “cut-through-traffic” making its way to the Vaughn Road and Pinecrest gates.

Also, Charles Jinright, a Wynlakes resident who serves as President and District 9 Representative of the Montgomery City Council, will address the Board of Directors and Neighborhood Representatives on Tuesday, May 17, 2022. This meeting will be held at the Wynlakes Golf and Country Club at 6:30 pm. The topic will be the “State of Montgomery” and the Board would like to invite any interested Wynlakes residents to attend. This presentation will be immediately followed by the Neighborhood Representatives Quarterly Meeting.

For this quarter’s comments, I would like to recognize the committees that so ably serve our community. The Association has two standing committees (Site Modifications and Covenants) with two temporary committees (Landscape and Finance) currently active.

The Site Modifications Committee is probably the most familiar to residents. Bob Cherry chairs this committee with the support of David Ford, and Nathan Watson. They bring a wealth of experience and expertise to our Association in the areas of aesthetics, architecture, and planning. They act as arbiters, sometimes purveyors of options, and are ultimately the decision makers when it comes to maintaining community standards. As everyone should know, when residents propose to make changes to their site exterior or landscaping, it is a requirement to submit an Application for Site Improvements through the HOA Office for this committee’s review and approval. An approved modification decision must be obtained prior to commencing any work. This standardized form is available in the HOA office, or residents may access and submit it via the HOA Website. We are very fortunate to have these volunteers offer their time and certainly appreciate their willingness to operate within the stringent timelines of the modification approval process. The number of modification requests has increased over the past few years. [Read more on Page 2.](#)

*More from the HOA President.*

This is a “Good News” story whereby residents are making the decision to further improve their properties with additions and updates which underscore their investment in Wynlakes. This commitment by residents is a further indication that Wynlakes remains a valued and desirable location to call home, and therefore all the more important is the work of this committee.

The second standing committee is the Covenants Committee headed by its Chairman Steve Linder. Additional committee members are Larry Boese, Tim Scoggan, Jim Dendis, Christy Hale, and Polly Kenny. As Steve Linder puts it – “the Covenant’s Committee puts the Order in the moniker Law and Order.” They are eminently qualified to make the hard decisions should residents be called before this committee. They not only have a command of the Covenants, but possess a vast amount of experience in the practice of law, had distinguished professional careers, been long-time residents, and in the case of some had previous service on the Wynlakes Homeowners’ Association Board of Directors. Overall, they possess a solid view of Wynlakes, extending from the early years right up to today’s challenges in maintaining the vision of the late Jim Wilson’s “Masterpiece.”

Currently the Association has two temporary, sanctioned committees - the Landscape Committee and the Finance Committee.

The Landscape Committee is chaired by the Association’s Vice President Jack Graham, and was formed as an extension of the Board of Directors in making direct, timely input to the operations conducted under the landscape maintenance contract, and any ancillary issues brought forth by the HOA Manager. This committee serves at the pleasure of the Board of Directors. Membership in this committee is fluid and the committee chairman is free to supplement membership with any needed expertise as required. Updates are given to the Board of Directors on a monthly basis at the Board of Directors Meetings. Membership includes Board of Directors Joan Crocker (District 5) and Dale Marshall (District 4), Amy Cohen (HOA Manager), and Julie Henry (Landscape Manager, Wynlakes Golf and Country Club).

The Finance Committee is the newest temporary committee, chaired by the HOA Treasurer Annamarie Jones, and commissioned for a one-year period (January 2022 – December 2022). This committee serves at the pleasure of the Board of Directors. Committee members include, Dave Folsom, Laura Maxey, Tom Oliphant, and Chase Hardy. The committee was formed to specifically conduct a comprehensive review of HOA operations and budget lines, with an emphasis on services contracts (landscaping, security, financial services, technology support, and member services). They will provide a quarterly report to the Board of Directors and offer recommendations for business improvements. These recommendations will be key considerations during this year’s budget planning and negotiations as the Association’s two major contracts (Landscaping and Security) are up for renewal. We have seen these two major contracts steadily escalate in cost over the years -- from once being one-half to now two-thirds of the operating budget. In the next newsletter I hope to bring some preliminary insights gleaned from the work of this committee.

Until next time,



Steve German  
President, Wynlakes Homeowners’ Association



The HOA office has received several complaints lately regarding dogs in the neighborhood, and we'd like to remind our valued dog owners of the following:

- Please collect your dog's waste when walking and dispose of it back at home.
- All dogs must be on a leash when walking in the neighborhood.
- Be mindful if you have an invisible fence and the proximity of its zone to sidewalks on your property.
- Excessive barking is an annoyance to your neighbors and the community.

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- Jaqueline K.

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## SPRING YARD MAINTENANCE REMINDERS

As Spring approaches, the Covenants Committee would like to remind you of the community-wide standard definition of a “well- maintained” yard:

- Routinely mowed (once per week in the active growing season);
- Sidewalks and driveways routinely edged;
- Grass/weeds in cracks of 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.

Our Landscape and Maintenance personnel would like to remind everyone to please refrain from blowing grass and debris from yards into the streets, common areas, and storm drains. If necessary, please inform your lawn company service that this is not only unacceptable, but illegal with respect to storm drains. Also, please do not put debris for Wednesday pickup on any of our common areas.



### Trash Can Check:

Please remember that our Covenants state that trash cans should be stored where they are not visible from any adjoining property.

### Holiday Sanitation Pickup Reminder:

As Memorial Day and the Fourth of July holidays are coming, please remember that debris will likely NOT be picked up those weeks and refrain from putting it out at the curb.



# Earth Day is April 22!

What can we do to make a difference on Earth Day this year? Plant a tree! Trees planted strategically in your yard can reduce heating costs and air conditioning costs by as much as 20-50%. They can also make your home more attractive to buyers, recede the sounds of traffic, and provide homes for native birds and other species. Trees sequester carbon and reduce greenhouse gases too. So, without delay, go plant a tree and nurture and embrace your existing trees.

Courtesy of Wynlakes Resident Cindy Yarbrough, Master Gardener and member of the Montgomery Clean City Commission.



# CAUSE FOR CELEBRATION...

*AEGIS-Michaud Properties celebrates its 27th birthday in April with RECORD HOME SALES!*

***Interest Rates are still low!***

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AEGIS-Michaud Properties is your best source for buying and selling a home in the Montgomery area. As a REALTOR® and long-time resident of Wynlakes, Ann Michaud has been involved with the neighborhood since construction began. Ann’s team of professionals uses their expertise, experience, education and vision to help guide you through a smooth and successful sale.

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## The Ann Michaud Team

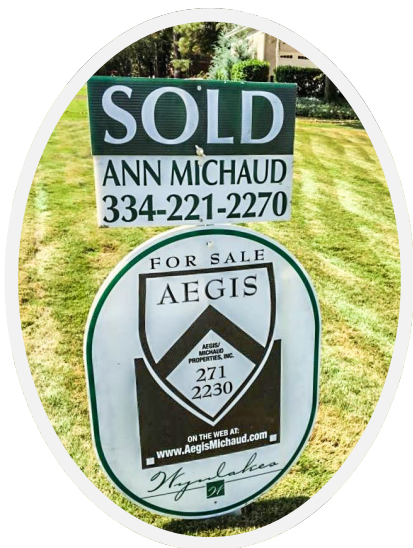
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## Community Lake & Fishing Protocol

Photo by: Kim Bullard

Our community is fortunate to have many lakes within it for our enjoyment. However, please keep in mind that no swimming or boating is allowed. Fishing is permitted if your property abuts a lake but trespassing to fish on private property is not permitted. Residents living on a lake, along with their guests who must accompany them, may fish from their property's shoreline. The only area where fishing access is permitted to all residents of Wynlakes is in the common area along Longneedle Drive (close to the 5th green on the big lake). Fishing is restricted to Wynlakes residents with an annual fishing permit issued by the HOA office. Fishing from any of our lake dams is prohibited as it is dangerous and a liability. If you see violators, please contact Security at 279-8358 immediately.



## Safety First Concerns & Reminders

- If you must park your car on the street at night, please park it in the "driving direction" so oncoming traffic can see your vehicle. As cars do not have reflectors on the front, they are difficult to see at night. This is especially dangerous if you are parked on a curve (Old Marsh Way or Wynlakes Boulevard). Please keep in mind that **overnight** parking on the street is not permitted in Wynlakes.
- **SLOW DOWN!** The speed limit throughout Wynlakes is 25 MPH. We are greatly concerned about the number of excessively speeding cars on our neighborhood streets. Reckless speeding is a danger to our residents (many of whom are out walking, jogging, or cycling) and other motorists. Please obey the speed limit!



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## NEWS BYTES

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### NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held May 17 at 6:30 p.m. at the Wynlakes Golf and Country Club. City Council Chairman Charles Jinright will be a guest speaker.

### VACATION HOME CHECKS

Going on Vacation? Complete a "Vacations Home Check" form, which can be downloaded from [wynlakeshoa.com](http://wynlakeshoa.com) or picked up at the Vaughn Road Security Guard house. Completed forms may be submitted to the HOA office (by email or scan) or dropped off at the Vaughn Road Security Guard House.

### WYNLAKES WOMEN'S CLUB

April 7th and May 3rd at 10AM at Wynlakes Country Club. The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For reservations, please contact Betty Ziri at 334.277.8257.

### CONSIDERING AN EXTERIOR HOME IMPROVEMENT?

Please remember to submit an Application for Site Improvements to the HOA office for review by the Modifications Committee prior to starting work. Forms may be downloaded from [www.wynlakeshoa.com](http://www.wynlakeshoa.com) or picked up at the HOA office.

### HOA OFFICE CLOSED

The HOA office will be closed April 15, May 30, and July 4-8. If you need assistance during these days, please send the office an email at [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com).