

**Wynlakes Homeowners  
Association**

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Creature Comforts

**MONTGOMERY POLICE DEPARTMENT**

**CITIZENS' POLICE ACADEMY**

**DATES: APRIL 28—JULY 14, 2015**

**TIME: 6:00-9:00PM ONCE A WEEK ON  
TUESDAY**

This class will introduce you to the various departments in the police department, give you a brief overview, and a much better understanding of what our police provide for us. Most of us do not understand how the system works, what our rights are, and what to be aware of in our community. Take this time to learn how to be a better citizen and make a difference in our city.

Contact Sgt. Williams at 334.956.9167 or Cpl. Dixon at 334.240.4800 for more information.

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[WWW.WYNLAKESHOA.COM](http://WWW.WYNLAKESHOA.COM)

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April  
2015

*Wynlakes*  
HOMEOWNERS' ASSOCIATION



Greetings from your HOA Board President -

There has been a plethora of activity since the last newsletter, thus with limited space I will hit only the most pressing highlights.

At the Neighborhood Representatives Meeting held on November 12th, the 2015 budget was approved for this year with no HOA dues increase or assessments planned. The Board also presented the landscaping priorities for this year in which the Board will focus its energies on making improvements to the overall appearance of the community. No doubt some of these priorities will have already been accomplished since they were set in January – but we will continue towards completing all of these improvements as the year moves ahead. Here is a look at those priorities:

- Remove the two dead oaks on Wynlakes Boulevard. These trees will not be replaced -- rather the areas will be grassed and/or landscaped with ground cover.
- Improve the appearance of the common landscape along Vaughn Road West of the main entrance.
- Remove the chain link fencing on Vaughn Road.
- Improve the overall appearance of HOA Common Areas.
- Examine, address, and resolve issues regarding common fences in the neighborhood.
- Clean the two neighborhood bridges on Wynlakes Blvd. and Bent Brook Dr.

The Board passed Resolution 21 and discussed its catalyst with the Neighborhood Representatives on February 10th. I would urge you to discuss the elements of this Resolution with your Neighborhood Representative or Board Member, should you have any questions. It is straightforward and was given considerable scrutiny and thought by the Board in its development. The resolution can be found in this edition of our newsletter and on the HOA website.

The Board is developing a Resolution to address the display of signs on the properties in the neighborhood. Specifically, we hope to provide some common sense guidelines for those who have a penchant for Covenant 'interpretation.' It really seems less than neighborly to call out one's neighbor for displaying an "IT'S A GIRL!" sign in their yard – or at least I do. Our main concern with the pending Resolution lies with the proliferation of real estate, and contractor signage. Originally the standard was set by the developer, and since the entity is moving further and

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

**The Wynlakes HOA office will be closed Friday, April 3, 2015 Monday, May 25, 2015 and Friday, July 3, 2015.**



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further away from daily involvement through the Design Review Board, we have observed liberties which are clearly outside the intent of the Covenants and need to be curtailed. Additionally, we will address those signs which are less visible, like “IT’S A GIRL!” You can expect the final product to be similar to Resolution 21 with its definitive guidelines.

We have been receiving several comments regarding the lack of grass and exposed roots in common areas – especially on the Wynlakes Boulevard median. This is not an uncommon occurrence in maturing neighborhoods. We have worked with our landscape contractor to ‘limb-up’ common area trees to ten feet in an effort to increase the amount of sunlight available to plant material in these areas. However, some neighborhoods along Wynlakes Boulevard are asking for immediate improvement for this situation. Therefore, we will be actively looking at the most expedient solution which would entail removing some of the mature oaks along the Boulevard, and other common areas to provide the ideal environment for the lawn and ground cover environment they desire.

Unfortunately, we have one security issue which needs your attention. There have been reports of two non-resident young men, on bicycles, who have been soliciting ostensibly to perform odd jobs for quick cash. There is a further suggestion these two individuals may be responsible for missing items (to include FedEx, USPS, and UPS packages) at homes. If you encounter these individuals, please call Wynlakes Security or the Montgomery Police Department. They are aware of this situation. We will be using our off duty police officer in this matter, in addition to folks who cannot adhere to traffic signage.

Next time I should be writing about the new street signs, the result of the audit of our finances, and beating the drum for YOU to consider joining the Board or Neighborhood Representative rolls. Residents wanted ‘new blood’ in the governance of their community – so with the implementation of term limits for our Board officers, the door is open for you to step up and take part in ensuring Wynlakes remains a great community in which to live!

Until next time,

Steve German, President Wynlakes Homeowners’ Association

<p><b>COUPLES BRIDGE CLUB</b></p> <p>The Club meets every 2nd Saturday of the month at 6 P.M. You are invited to come and enjoy a social game of bridge with your neighbors. Call JoAnne Golden for more information at 334.244.0005.</p>	<p><b>NEIGHBORHOOD REP MEETING</b></p> <p>The next meeting for Neighborhood Reps will be held Tuesday, May 12, 2015 at 6:00 p.m. in the Tavern of Wynlakes Golf and Country Club. We look forward to seeing all Primary Reps and/or their alternates. If you have something you would like placed on the agenda for discussion at the meeting, please contact the HOA Office no later than April 30, 2015.</p>
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## Good Neighbor Tips



**Control your dog.** Keep your dogs on a leash, and make sure to clean up after them. If you have a particularly noisy dog, this may also become a source of contention for your neighbor. Put yourself in their shoes and imagine how upset you'd be if you or perhaps your newborn was awakened from a much-needed nap by the sudden yapping of a nearby dog. If you have problems controlling your dog's barking or whining, consider seeking advice from your local vet or a local animal organization.

**Alert your neighbor to parties.** If you're planning a party, be sure to give your neighbors plenty of warning; let them know when it's going to start and how long you expect it last. Leave them a telephone number to contact if they need to ask you to turn it down. If you get on well with your neighbors, why not invite them too? When it comes to the party itself, stick to your agreed upon arrangements and ask your guests to be considerate when leaving.

**Keep your yard tidy.** Weed your regularly, because the presence of weeds in your yard is not only unsightly but can also spread to your neighbor's yard. Mow your lawn regularly and keep your flowers, trees, and bushes trimmed appropriately. Put equipment away as soon as you're finished with it. Ask if your neighbor has chemical sensitivities, small children or pets before applying pesticides.

**Be aware of your surroundings, as well as theirs.** Even if you're not in a "neighborhood watch" community, keep your eye on anyone you don't know acting suspiciously around your neighbor's property. When in doubt, call the police so they can quickly curtail any criminal activity. For non emergencies, you may call the police department at: 241-2651.

Being on bad terms with your neighbor can make your life frustrating, day after day. But taking the time to establish good terms with your neighbors has numerous benefits. The community will be friendlier, the neighborhood safer, and the area a nicer and more comfortable place to live.

**Street Lights:** Please call the HOA office if you have a street light out.

**Sidewalks:** If you notice a sidewalk in bad repair, please let the HOA office know or call/email 311 and let the city know. The city responds quickly to potential safety hazards.

### **\*\*Trash bins shouldn't be visible\*\***

**Dear Readers:** Here is this week's sound off, about trash bins being visible:

"We have a mandatory homeowners association in my neighborhood. One of the rules is that trash bins are not to be left out for extended periods of time or left visible (like out by the garage). It really irks me when I see some of the bins by the garage instead of inside the garage or fence. It is even worse when I see trash or recycling bins left by the curb days after pickup day. It doesn't make our neighborhood look very nice."

—A.H., via email

This can be annoying, especially for those who follow the rules. The diplomatic way is to bring up this subject at a homeowners meeting.

—Heloise

\*\*Reprinted from: Hints From Heloise, Montgomery Advertiser Sunday, March 22, 2015

## REMINDERS

**All exterior work on a house or in the yard must be approved before work begins. You may obtain a Modification Request Form from our website: [www.wynlakeshoa.com](http://www.wynlakeshoa.com) or pick up one at the HOA office. Please submit requests several weeks before your project is scheduled to begin. The committee needs time to review the request and ask any questions.**

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### VACANT LOTS

**Vacant lots must be mowed BY the 1st and 15th of each month from April 1st through November 30th.**

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**REMEMBER TO KEEP YOUR TELEPHONE NUMBER and EMAIL ADDRESS CURRENT WITH THE HOA OFFICE.**

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### Garbage/Trash/Debris Pick-up Dates

**Memorial Day—To be announced by City of Montgomery**

**WEDNESDAY TRASH BAGS/DEBRIS PICK-UP IS AS TIME PERMITS ON HOLIDAY WEEKS.**



**Please remember to pull trash containers back in on pickup dates.**

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### MAILBOXES

**REPLACEMENT MAILBOXES MUST BE THE APPROVED MAILBOX SEEN THROUGHOUT WYNLAKES. THE CONTACT PERSON FOR MAILBOXES IS:**

**John Clark, III Imperial Mailbox Systems 334-285-6601**

If you have a problem with your mailbox, or it is damaged and need to be replaced, please call Imperial Mailboxes at 334-285-6601. They will handle all your mailbox problems.

### SIDEWALKS

**Let's be kind to our neighbors and keep our sidewalks clear of pine straw, leaves, and water. Many people walk in our neighborhood and clear sidewalks contribute to safe exercise for everyone.**

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.**

**BOARD OF DIRECTORS – RESOLUTION #21**

WHEREAS,

The Board of Directors of Wynlakes Residential Homeowners' Association, Inc. is empowered to promulgate and enforce general standards of behavior and use of Properties within the Planned Unit Development known as Wynlakes under Article VII of the Declaration of Covenants, Conditions and Restrictions – Wynlakes; and

WHEREAS,

Under Article IX, Section 9.04 of said Declaration the Association through its Board of Directors may make and enforce reasonable rules and regulations governing the use of the Properties within Wynlakes, and may enforce local ordinances on the Properties for the benefit of the Association and its Members;

WHEREAS,

There has been expressed concern by members of the community that some residents of Wynlakes have taken advantage of the leniency shown by the Board and its standing Committees with respect to the display of seasonal/event decorations;

NOW THEREFORE, BE IT RESOLVED,

The Association will enforce and expect its members to adhere to the following guidelines for display of seasonal and event decorations within the Wynlakes Community:

All seasonal/event decorations as defined by the Board will be temporary, and seasonal in nature.

Lighted decorations and/or displays may be illuminated only from dusk until 12 AM.

All seasonal and event decorations will be limited to display during the following periods:

Traditional Holiday Season – November 15th thru January 15th.

Federal and Alabama State Holidays – 7 days before and after the event.

Halloween, Valentine's Day, St. Patrick's Day, Easter – 7 days before and after the event.

Event displays – 3 days before and 3 days after the event.

Violations will be subject to the same sanctions as other violations set forth under Article III, Section 3.15(i) of the Bylaws of Wynlakes Residential Homeowners' Association, Inc.

Permanent structures and decorative displays outside the parameters of this Resolution remain under the purview of the applicable standing Committees and processes.

Done this 14<sup>th</sup> day of February 2015

President

Secretary

Wynlakes Residential Homeowners' Association, Inc.

Wynlakes Residential Homeowners' Association, Inc.