



APRIL 2017

IN THIS ISSUE

Resolution Update:

Resolution #21 and #22, regarding seasonal decorations and sale/lease/rent signs.

District Listing:

Find a complete listing of Neighborhood Representatives and District boundaries.

Vacation Home

Check: Learn about the new procedure for setting up a Vacation Home Check.

FROM THE HOA PRESIDENT: SPRING IS HERE

Your HOA Board extends warm springtime greetings. However, you can be forgiven if it seems like spring has been knocking on the door since the holidays. The weather this past six months has been anything but typical. Let's hope for a return to a more normal weather pattern.

THE MAPLE TREES

The most noticeable accomplishment of the last quarter was removing 79 "stressed" maple trees along the Boulevard. Last summer 50 trees were cut and stumps ground. Most of the trees came from the Vaughn Road entrance extending down to the entrance of the Wynlakes Golf and Country Club. The latest effort started at the back and worked toward Fendall Hall Court. Twenty-nine residents agreed to have trees removed. Sod work began in mid-February and was completed March 22nd. (The HOA arranged to have the Country Club water the latest installation of sod for two weeks. Residents are requested to water frequently until the sod is rooted.) Concurrently, the Country Club cut 22 trees on their property along the Boulevard. A few residents have different opinions about the trees and the Board respected their wishes. However, the vast majority of those impacted supported removing the trees.

GAMES AND PLAY STRUCTURES

In January the Board discussed the need to clarify guidelines for residents wanting to install and use playground equipment. A subcommittee was formed to research what other communities similar to ours have done. After much discussion the Board approved guidelines for erecting and using Games and Play Structures. The guidelines considered what exists now for the vast majority of residents. The value of having them in writing is to help residents make acceptable choices as they plan their projects. Further, it will help the Modifications and Covenants Committees evaluate requests for permanent fixtures, i.e., those that will not be moved once installed. The guidelines will be posted to the website soon.

SECURITY

Obviously, security was an integral part of the developer's plan. This continued when the HOA assumed responsibility from the developer about 16 years ago. In addition to Presidential Security, the HOA employs two off-duty police officers who patrol our streets. That said, we live in a very open community. The criminal element can enter through three entrances. Further, the five mile perimeter around Wynlakes provides opportunities for the foot soldier criminal. So what can residents do to minimize the risk of being a victim of crime? *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

A recent article in The Wall Street Journal described how far some of the very wealthy go to protect hearth and home.

Key fobs for access to each room, safe rooms, bullet proof glass, security cameras, concrete walls, and you begin to get the picture. Granted, most of this is well beyond our budgets. Further, how many want to live in a “fortress”? But this extreme response reinforces an essential truth. The homeowner is responsible for creating the safest environment possible. Crimes of opportunity can easily be avoided by locking cars, removing or concealing packages in cars, using security systems, locking doors even when at home during the day, and storing valuables inside after use outdoors. These simple routines will help deter theft or burglary. And, by protecting your property you are contributing to make Wynlakes a less inviting target for criminals.

THE ENTRANCE GATES

Recently, Wynlakes was featured in an article in the Montgomery Advertiser Real Estate Section. Paul Sullivan wrote, “Wynlakes is one of the premier residential neighborhoods in Alabama.” The article extolls the many benefits of living here, e.g., the ponds, fountains, and “gated entrances.” This article couldn’t have been timelier. Recently, the Board solicited a bid to repair the gates on Old Marsh Way and Pinecrest with the intention to close them from 10:00 p.m. to 6:00 a.m. as had been done in the past. For the benefit of newer residents, the gates would open as you approach so no need to worry about access at night.

This issue was discussed at your Neighborhood Representatives Meeting on February 21st. They were told the project would cost in excess of \$50,000. Much of this expense is related to changes in technology as well as to comply with new industry standards. (Since a “design issue” had not been addressed in the bid, the project final cost would be closer to \$60,000.) The Representatives were asked for feedback. Many had questions but no conclusion was reached.

The issue, frankly, is making sure our community remains like the one described in the article. Something to consider - - we replace the decorative fountains when they wear out. Currently, the budget includes \$25,000 for fountain repair and replacement. Other than being nice to look at the fountains serve no purpose. Question: Should the gates be evaluated much the same way, that is, make them work as originally intended? If restored, the impact to the FY 2017 budget would be

approximately six percent of total revenue.

As of now no decision has been made. The Board is interested in resident feedback. You may do so by sending an email to the Wynlakes HOA. Feel free to comment but the Board would appreciate a definitive answer...either Yes or No.

Gary J. Oos
2017 President

PET COURTESY

Many of our residents have furry friends. They become part of the family, and it’s understandable that the loss of a pet is an emotional event. However, not all of our residents are “pet people.” This brings up the need to discuss what pet owners should do to maintain good relations with their neighbors. Responsible pet ownership can be reduced to a few fundamental rules. First, continual barking can be annoying. This may be hard to control, but if your neighbor wants to sit outside and enjoy the sounds of nature frequent and prolonged barking will become more than an annoyance. Second, if you walk the neighborhood with your pooch, please be prepared to pick up his “deposits” on your neighbor’s property. Finally, many have invisible fences. After an adjustment period, most dogs will not charge the fence when someone walks by. However, some never seem to adjust. That can be unsettling when you’re out for your daily walk. The HOA office gets an occasional complaint regarding pet behavior. There is little we can do other than to encourage pet courtesy. If you own a pet, please consider your pet less friends. Their expectations require your consideration.

GOLF CARTS

It’s easy to view golf carts more as novelties than true motor vehicles. But the fact is they pose similar risks. Please consider the following:

- Turning at just 11 mph is fast enough to easily throw passengers out of a cart
- Over 10,000 emergency room visits each year result from golf cart accidents, according to the Consumer Product Safety Commission (CPSC)
- About 40 percent of golf cart accidents involve someone falling out of the vehicle; and roughly 10 percent involve a rollover, per CPSC data
- All carts should be “street legal” if driven in the street. Should not be driven by anyone under the age of 16 years of age.
- Carts operated off-road by those without a driver license should have parental permission to do so.
- Licensed drivers must observe all rules of the road when on city streets.

NEWS FROM THE HOA OFFICE

VACATION HOME CHECK (VHC)

Many residents are aware of the VHC service provided by Presidential Security. Effective immediately, if you want this service please go to our website (www.wynlakeshoa.com) to obtain the form to request VHC service. Alternatively, you may get one at the HOA Office. Completed forms may be turned in to the HOA Office or dropped off at the front gate.

NEIGHBORHOOD REP MEETING

The Neighborhood Reps will meet on Tuesday, May 16, 2017 at 6:00 p.m. at Wynlakes Golf and Country Club. Primary and Alternate Reps are welcome to attend the meeting, but each section is allowed only one vote. Please call the HOA Office two weeks before the meeting to have items or concerns placed on the agenda.

FENCES Many areas within Wynlakes do not allow wooden privacy fences. Please check the non-recorded plat restrictions before considering a fence. If you do not have a modification request on file, and someone reports a new fence, you may be required to remove it. Finally, make sure you are aware of your property lines.

VIOLATIONS OF COVENANTS

A violation of the covenants can be discovered many ways (e.g. a neighbor may call it in, a golfer may report it, security may see it, or the HOA staff may spot it). Regardless of how it is reported, once it is brought to our attention, we take a picture and send the first letter. If it is not corrected, we send a second letter. If necessary, the third letter tells the homeowner the time and date to meet with the Covenants Committee. After the meeting, the Covenants Committee informs the homeowner of their decision and the homeowner has 30 days to appeal to the Board of Directors if they disagree with the decision.

MODIFICATIONS Most residents eventually want to make changes to the exterior of their homes. When that time comes, a request for approval (Application for Site Improvement) must be submitted to, and approved by, the Modifications Committee. The recent increase in these requests indicates a willingness to invest in our community which is a "good thing." However, the Modifications Committee is not "on call" to consider individual submissions. Please factor in a reasonable time frame (two weeks) for approval before you schedule contractors to begin your project.

REMINDERS

Sanitation Schedule

Monday, May 29: Memorial Day
Regular Schedule: Tues and Fri
Holiday Schedule: Wednesday and Friday

Imperial Mailbox Systems

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

Please call 311 if you notice broken sidewalks, curbs or storm drains.

The Wynlakes HOA Office will be closed Friday, April 14, and Monday, May 29.

questions? call 215-4452



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Pet Care When You
Can't Be There

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.

Wynlakes is divided into 27 districts. Each district has a primary (and alternate) representative. Their job is to communicate your concerns to the Board. As well, they approve/disapprove matters entrusted to them under the Wynlakes Declaration of Covenants, Conditions, and Restrictions. Arguably, their most significant responsibility is approval of the annual budget. These individuals meet with the Board in February, May, August, and November. Below are the names of the current Representatives by District. What follows are the boundaries for each district. Residents are encouraged to contact their representative when they have an issue or concern. This keeps them “in the loop,” and can make the better equipped to address important issues at Neighborhood Representative Meetings. The HOA office staff always attempts to resolve your complaint or concern as best we can. But it is also a good idea to inform your Rep.

WYNLAKES HOMEOWNERS’ ASSOCIATION NEIGHBORHOOD REPRESENTATIVES

DISTRICT 1	A: Frank Potts	B: Phillip Salley	C: (vacant)
DISTRICT 2	A: Vic Mason	B: Laslie Jones	C: Ginny & Mike Dietvorst
DISTRICT 3	A: Carol Brown	B: Frank Snowden	C: Charlie Johnson
DISTRICT 4	A: Gene Smith	B: Cassie Hooks	C: Wallene Prudame
DISTRICT 5	A: Hobbie Sealy	B: Carole Vandiver	C: Dr. Gordon Amsler
DISTRICT 6	A: Kenneth Shinbaum	B: David Thomason	C: Dennis Cieszynski
DISTRICT 7	A: Lynn Samuels	B: Jack Graham	C: Steve Linder
DISTRICT 8	A: Pedro & Ingrid Morales	B: Jean Mattison	C: Susan Miller
DISTRICT 9	A: Karen Bennett	B: Will Benefield	C: Mary Lee

WYNLAKES HOMEOWNERS’ ASSOCIATION DISTRICT INFORMATION

DISTRICT # 1 A

Mid Pines Drive, Circle and Court

DISTRICT # 1 B

Timbermill Drive
Whisper Trace Ct
7317, 7325, 7333, 7341 Wynlakes Blvd

DISTRICT # 1 C

Ivy Green Drive
7424-7506 Wynlakes Blvd

DISTRICT # 2 A

9500-9625 Bent Brook Drive
Fendall Hall Ct. & Circle; Rosalie Drive
7618 – 7807 Wynlakes Blvd

DISTRICT # 2 B

Wynchase Circle
7519, 7537, 7607 Wynlakes Blvd

DISTRICT # 2 C

Wyncrest Circle
7524, 7530, 7536, 7600 Wynlakes Blvd

DISTRICT # 3 A

Brittany Place
9436, 9442, 9500, 9506 Heathrow Dr.
9524, 9530, 9536, 9600 Heathrow Dr.
4|Heathrow Downs

DISTRICT # 3 B

9437 Heathrow Drive/9601 Heathrow Drive
Babsdale Chase
9501, 9507, 9519 Heathrow Drive
9525, 9531, 9537 Heathrow Drive
Heathrow Place; Huntingdon Ct.

DISTRICT # 3 C

8301, 8307, 8313, 83719 Wynlakes Blvd
9406, 9412, 9413, 9418, 9424 Heathrow Dr.
8119, 8125, 8131, 8137 Wynlakes Blvd
8143, 8149, 8155 8201 Wynlakes Blvd
8207, 8213, 8219, 8225, 8231 Wynlakes Blvd
Harrogate Hill/9425, 9431 Heathrow Drive

DISTRICT # 4 A

8080 Wynlakes Blvd/Litchfield Ct.
8013, 8019, 8025, 8031 Lakeridge Drive
8037, 8043, 8049, 8055 Lakeridge Drive
8061, 8067, 8073 Lakeridge Drive
8100, 8106, 8112 Wynlakes Blvd
8118, 8130, 8136 Wynlakes Blvd
8142, 8148, 8154 Wynlakes Blvd

DISTRICT # 4 B

Dunleith/Gainswood
8079, 8085, 8101 Wynlakes Blvd
8107, 8113 Wynlakes Blvd

DISTRICT # 4 C

Oak Alley

DISTRICT # 5 A

Longneedle Dr.

DISTRICT # 5 B

Longneedle Place

DISTRICT # 5 C

Westlakes Place

7918-8000, 8012, 8018, 8030, 8036 Lakeridge Drive
8042, 8048, 8054, 8066, 8072 Lakeridge Drive
8200, 8206, 8212, 8218, 8224, 8230 Wynlakes Blvd
8236, 8300, 8306, 8312, 8318 Wynlakes Blvd

DISTRICT #6 A

Harbinger Ct., Glades Ct

7719 – 7737 Lakeridge Loop

7611, 7619, 7625, 7633-7641, 7700–7806 Lakeridge Dr.

DISTRICT # 6 B

7820 – 7901, 8001 Lakeridge Dr.

Old Marsh Way, Westchester Place

DISTRICT # 6 C

Westhampton Ct.

DISTRICT # 7 A

Lillian Place

DISTRICT # 7 B

7520 – 7532, 7538, 7544, 7550, 7558 Lakeridge Dr.

7564, 7574, 7580, 7586m 7612, 7620 Lakeridge Dr.

Old Southwick Place

DISTRICT # 7 C

Wynford Circle & Wynford Place

7501 – 7515, 7521, 7527, 7533, 7545 Lakeridge Dr.

7551, 7559, 7565, 7575, 7581, 7587 Lakeridge Dr.

DISTRICT # 8 A

7132, 7140, 7148, 7156, 7164, 7172 Wynlakes Blvd

7141, 7400, 7000-7028 Wynlakes Blvd

7209, 7217, 7225, 7233, 7241 Brisbane Place

7249, 7257, 7263, 7306 – 7347 Brisbane Place

DISTRICT # 8 B

Fairwoods Place

Pincrest

Timbermill Ct.

7240-7316, 7324, 7332, 7340 Wynlakes Blvd

DISTRICT # 8 C

Wyngrove Ct., Wyngrove Drive

7149, 7157, 7165, 7173, 7235 Wynlakes Blvd

Brisbane Court

7200, 7208, 7216, 7224 Brisbane Place

7232, 7240, 7248, 7256 Brisbane Place

7264, 7272, 7282, 7300 Brisbane Place

DISTRICT # 9 A

9642 - 9759 Bent Brook Drive

DISTRICT # 9 B

9801 – 9861 Bent Brook Drive

DISTRICT # 9 C

Winfield Court & Winfield Place

MORE NEWS FROM THE HOA OFFICE

WELL MAINTAINED YARD

The Wynlakes HOA Covenants Committee considers the community wide standards of 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

Most residents maintain “acceptable” yards. However, some don’t. It may be a one-time occurrence or a habitual problem. The corrective action is described in Violations of Covenants. The HOA would rather not collect additional money from the residents under these circumstances. Better to be a good neighbor and observe the rules noted above.

TRAFFIC ISSUES Please remember to park with the flow of traffic. Wynlakes HOA employs two off-duty police officers who provide added security to our neighborhood. They are on property at random times so please obey the speed limit and stop at stop signs, or you may receive a citation.

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.

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS – RESOLUTION #22**

The Wynlakes Residential Homeowners' Association, Inc., through its Board of Directors and the Design Review Board under its authority as contained under Article VI, Section .01 and Article VII, Section 7.8 of the Declaration of Covenants, Conditions, and Restrictions Wynlakes and through its Modification Committee as contained in Article VII Section 7.8 which states as follows:

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.

The Board of Directors adds the following explanatory language to Section 7.08 stated above.

NOW THEREFORE, BE IT RESOLVED,

Homeowner may have **one** for sale/lease/rent sign on their property. The sign will be oval, double sided, 24" wide and 32" tall with black writing on a white background and a dark green border stripe. It will contain the Wynlakes logo at the bottom. Balloons and "take one boxes" are prohibited. Open house signs may be placed out Friday after 4 PM and removed Sunday by 5 PM of the same weekend. Signs are normally provided by the listing agents.

Done, this 21st day of February 2017.

ATTEST;

President,

Wynlakes Homeowners' Association

Secretary

Wynlakes Homeowners' Association

(NOTE: Event signage addressed in Resolution 21.)



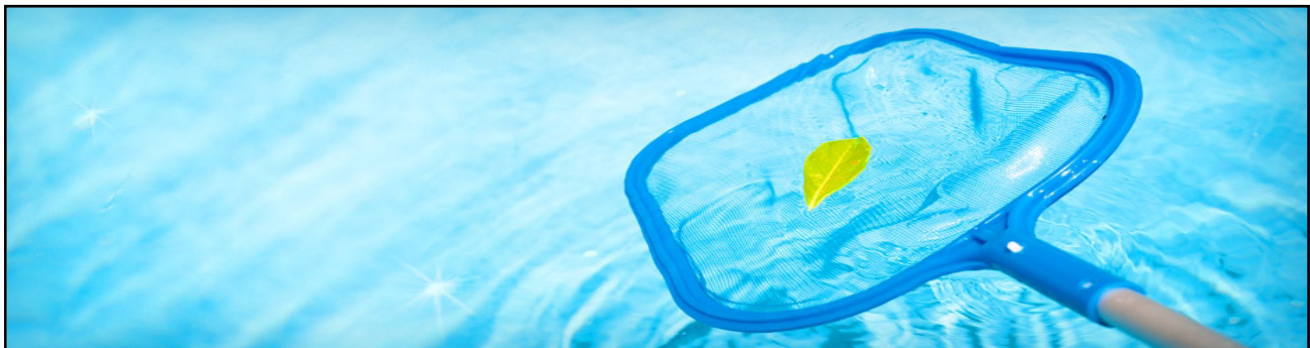
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