



JANUARY 2018

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Why Site Improvement Application Forms?

Find out why completing the Site Improvement Application Form is necessary.

Meet your 2018 Board

With the close of 2017, we said goodbye to one member, but welcome another.

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THOUGHTS FROM YOUR HOA BOARD PRESIDENT

Though the newsletter arrives in your mailbox after New Year's Day, it is prepared well before "the reason for the season." Departing Board member Larry Carter produced the artwork above. We thought it was an excellent way to convey our holiday wishes, albeit a little late. More timely, we wish you a happy and prosperous New Year. *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

Board Elections: Last January, I introduced the new members of the Board and explained why we had over fifty percent of the Board turnover in one year. To recap, in 2015 the Board passed a change to the By-Laws to limit tenure on the Board. As a result, five members departed and four remained. I am happy to report that the five new members have been quick learners and have offered good input to address the many challenges the HOA faced this past year. With the close of 2017, we said goodbye to one member, Larry Carter.

Larry has been a tremendous asset to the Board. In particular, his perspective over four years has helped the HOA think through and find solutions to both new and old issues. Further, he has no rival when it comes to computer expertise. Had it not been for Larry, we would not have the current computer capability to track landscape maintenance performance. This task was time consuming on his part. However, it was well worth it as it provides a better way for our Manager, Amy Cohen, to ensure oversight of the Landscape Contract. Larry's good nature and willingness to do the hard work will be missed. Frank Snowden replaces Larry. We look forward to his thoughts as we encounter new issues during the coming year.

Your Board members and Officers for 2018 are as follows:

<i>District 1 – Justin Moody</i>	<i>District 2 – Gary Oos, President</i>	<i>District 3 – Frank Snowden, Secretary</i>
<i>District 4 – Rod Lopez</i>	<i>District 5 – Joan Crocker</i>	<i>District 6 – Jack Banker, Vice President</i>
<i>District 7 – Lee Aldridge</i>	<i>District 8 – Lynda Turner, Treasurer</i>	<i>District 9 – vacant</i>

The Gates: During the past year we've had many challenges. I never envisioned spending as much time as we have on getting the gates operational again. I hope as I write this that the vast majority of work has been accomplished. I'll be as brief as possible regarding the holdup.

The day before construction was scheduled to begin a problem surfaced involving traffic control during construction. Further, though the Board had a record of contacts and "concept approvals" with Engineering & Environmental Services and other interested parties, we prudently submitted a more detailed plan for review. Approval came relatively quickly, but by then it was Thanksgiving week. After Thanksgiving, we obtained support from Traffic Engineering to get signs and cones while construction was on-going. Finally, we were able to get our contractors lined up to begin work over a month after it was scheduled to begin. The really good news was the financial support we received from the city. Bottom line: the city provided approximately forty percent of the estimated cost.

The Budget: The budget for 2018 was approved by the Neighborhood Representatives at their annual meeting on Nov. 14. Thirty-nine thousand dollars has been budgeted for landscape renovation. This is in addition to what we are contractually obligated to pay for landscape maintenance provided by the Wynlakes Golf & Country Club. Tentatively, we want to finish the plan to enhance the appearance of the islands. This will probably consume most of the budgeted amount. However, the Board intends to evaluate all common areas for additional work, funds permitting. Priority will probably be based on: 1.) areas in need of immediate maintenance or renovation; 2.) the most visible to the community at large; 3.) providing the greatest benefit to the surrounding neighborhood. Please keep in mind we have 28 common areas to maintain.

Decorations: Included in this newsletter is a reprint of Resolution 21 addressing decorations. The Board tweaked it a bit. The changes are in red. Basically, the Board loosened the time limits on secular displays for Halloween, Valentine's Day, St. Patrick's Day and Easter. It also added a new category for religious displays during the Lenten season. Finally, event displays, such as signs boosting/promoting athletic events, are now limited to two days before and one day after the event. *Read more on page 3.*

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.*



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MORE FROM THE HOA PRESIDENT

Accomplishments for 2017: As mentioned earlier, the Board had many issues to deal with last year. A few of the major ones were as follows:

1. Removed over 90 maple trees on the Boulevard and installed sod
2. Started the "gates project" which required obtaining support from the community, coordinating with the city, obtaining a release from Wyndridge to formally reassign responsibility for the brick structures at the Old Marsh Way entrance to Wyn-lakes, and obtaining financial support from the city
3. Reformatted all Resolutions
4. Approved new resolutions dealing with playground equipment, fences, and the Covenants Committee
5. Recruited and hired a new HOA Manager
6. Finished updating the irrigation system on the islands
7. Removed approximately 20 dead or diseased trees on the islands and Oak Alley
8. Met with the Alabama Forestry Department to consider options to save the trees on the islands
9. Replaced two fountains - Wyn-grove and Mid Pines neighborhoods
10. Successfully implemented the new Landscape Maintenance Contract

In addition, the Board responded to many day-to-day problems requiring policy decisions, and provided oversight and direction to the HOA staff. Just a statement of fact - to be an effective Board member requires many hours of service!

The Board works hard to maintain the physical appearance and reputation of our community. That said, we can't do it all. We need your help. Please be good neighbors and address maintenance issues in a timely manner. Weather and time will eventually cause the unsightly appearance of almost anything installed or left outside. The most obvious problem is wood. However, metal rusts, shingles go missing, concrete settles and cracks, shrubs and trees die, etc. Please address the obvious signs of deterioration by removing, repairing, or replacing when needed.

That's all until April. Peace and best wishes in 2018.

Gary J. Oos
President

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**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 21

Resolution Title: Event/Holiday Decorations & Religious Observations

Date of Board Approval: February 14, 2015

Effective Date: February 14, 2015

Revision Date:

Authority: Wynlakes Residential Homeowners Association Inc. Declaration of Covenant, Conditions and Restrictions, Article IX. Section 9.04, Rules and Regulations: The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by this Declaration.

Statement of Resolution: 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:

1. 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 12AM.
2. All seasonal and event decorations will be limited to display during the following periods:
 - Traditional Holiday Season – November 15 thru January 15.
 - Federal and Alabama State holidays – 7 days before and 7 days after the event.
 - Halloween, Valentine's Day, St. Patrick's Day, and Easter – 14 days before and 7 days after the event.
 - Lent –Religious displays are permitted 7 days before Ash Wednesday and 7 days after Easter
 - Event displays – 2 days before and 1 day after the event.
3. Violations will be subject to the same sanctions as other violations set forth under Article III, Section 3.15(i) of the Bylaws of the Wynlakes Residential Homeowners Association, Inc.
4. Permanent structures and decorative displays outside the parameters of this Resolution remain under the purview of the applicable Standing Committees and processes.

APPROVED by the Board of Directors this 14th day of February, 2015.

ATTESTED: Steve German, President, Wynlakes HOA BOD

WITNESSED: Judy Debray, Secretary, Wynlakes HOA BOD

Q: *Why do I have to complete a Site Improvement Application Form before making changes to my home or yard?*

A: Wynlakes has 1054 unique homes on lots of varying sizes and terrains. Further, each homeowner has his/her opinion regarding how to improve the looks and functionality of their home. While the HOA wants to accommodate an owner's right to improve his/her property, it must ensure that his/her plan conforms to Community Wide Standards. The Modification Committee Guidelines provide a path for homeowners to ensure their future modifications to existing structures/landscapes will be consistent with the objective that Wynlakes "be developed and maintained as a community of quality homes and buildings; that are of tasteful and aesthetically pleasing architectural design; that are harmonious with surrounding structures and topography; and that have landscaping and other site improvements consistent with the aesthetic quality of Wynlakes."
(from the Modification Committee Guidelines)

The Modification Committee currently consists of two architects and one builder. All three are respected professionals in their respective fields, and are Wynlakes residents who volunteer their time to review Site Improvement Applications. A thoroughly completed form is required PRIOR to any changes being made to the exterior of the house. Replacing or refinishing any part of an existing structure with the previously approved finish or material does not require Committee review and approval. Likewise, repairing or replacing landscaping with material of the same size, color and nature as previously approved for the original site, or a subsequent approved modification, is exempt. Forms are available in the HOA office and on the HOA website. If you have any questions or concerns regarding the process, or if one is needed for your project, please contact the HOA office.

WYNLAKES STREETS

The streets in Wynlakes do not have lines down the middle to guide drivers and, unfortunately, that allows people to creep over into the other side of the road. All our streets eventually curve compounding the problem. Please be conscious of “your” side of the road. Our speed limit is clearly posted as 25 MPH. There are many joggers and walkers who find the street preferable to the sidewalk. Walkers and joggers need to be aware that they may not be clearly visible in the early morning or evening. Please wear reflective gear and walk/run in single file.



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NOW HIRING

Wynlakes Golf and Country Club is a major employer literally in our backyard. Their website has a vacancies section listing job requirements. Currently, they are in need of someone to be a Pool Manager. Their site contains pertinent information regarding the requirements.

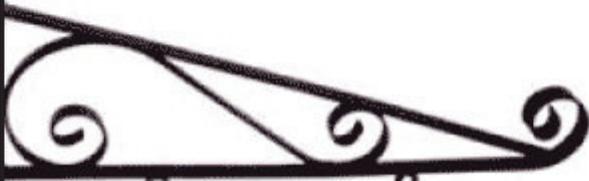
Candidates must submit a resume via fax, email, USPS mail, or apply in person to the Wynlakes Golf & Country Club Business Office, Monday-Friday between 8:30 a.m. and 4:30 pm; 7900 Wynlakes Blvd. Montgomery, AL 36117.

Main Phone: (334) 279-0297

Toll Free: (866) 900-8828

Fax: (334) 279-6584

Email: susanh@wynlakes.com



SOLICITATION ORDINANCE INFORMATION

The HOA office has received many calls regarding solicitations within our neighborhoods. In response to our inquiry, the City of Montgomery provided the following information on soliciting:

The selling/peddling of goods or services for money requires the seller to have a business license. This does not apply to religious personnel.

Solicitors cannot be barred from Wynlakes because our streets are public thoroughfares. However, if you have a “No Soliciting” notice on your property visible from the front street, they are not allowed to approach your residence.

The HOA has ordered complimentary “No Soliciting” window clings for our residents, which are available in the HOA office. Presidential Security has been instructed to ask solicitors for their business license, and if they can’t produce one, will be asked to leave. Appropriate ordinances are posted on the HOA website.

Approved times for soliciting (with a business license) are as follows:

April 1 - October 31	Monday - Friday (4 - 7 p.m.) Saturday (10 a.m. - 6 p.m.) Sunday (1 - 6 p.m.)
November 1 - March 31	Monday - Friday (4 - 5 p.m.) Saturday (10 a.m. - 5 p.m.) Sunday (1 - 5 p.m.)

No more than three individuals can be in the soliciting party.



8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact Us

Amy Cohen
Linda Morgan

Office 334-215-4452
Security 334-279-8358
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wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held February 20 at 6 p.m. at the Wynlakes Golf and Country Club.

DEBRIS & TRASH CAN POLICY

The HOA has received complaints regarding debris bags and trash cans that are visible from the street during non-pickup times. Resolution 18 clearly states that all debris and trash cans must be stored so as to be not visible from the street, except when placed curbside for pickup. Violators will be sent one "courtesy" letter and repeat offenders will be fined.

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.

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.

DUES INCREASE EFFECTIVE JAN. 1

HOA Dues Increase January 1, 2018. Effective January 1st, the HOA 2018 dues rate increase is as follows: \$414 increases to \$438; \$458 increases to \$465. January – July dues are payable by January 30th. "Reminder Letters" are sent February 1st, and if dues are not received in full by February 28th, the account is then turned over to our attorney. Dues may be paid in advance. Please contact the HOA office if you have any questions.

HOA OFFICE CLOSED

The HOA office will be closed Jan. 15 and Feb. 19.