



JANUARY 2019

IN THIS ISSUE

Resolution #18

Debris and Trash Cans:
The "spring moratorium"
will be March 13-27, 2019.

Meet your 2019 Board

See page 4 for the 2019
Wynlakes Homeowners'
Association Board of
Directors.

Semi-Annual Billing

Find the new billing
rates, effective Jan. 1,
broken down by street
and amount.

THOUGHTS FROM YOUR HOA BOARD PRESIDENT

The HOA extends a Happy New Year to the residents in our 1,054 homes. The past year was very productive – one which included the first approved change to the Bylaws, and an approved Capital Budget for 2019.

The changes to the Bylaws were described in the July Newsletter. Thus, I'll tailor my remarks to discussing the Capital Budget. Unlike the Bylaw changes which were mostly procedural, the Capital Budget is tied to the revenue the HOA collects from dues.

The Covenants require the Board to prepare an annual "Capital Budget and Contribution" to address the need to repair or replace capital assets. (See Article X, Section 10.05 on page 3.) This has not been done recently. Rather, the Board has focused solely on preparing an "operational budget" matching annual revenue (dues) to must pay bills. Usually there is some residual to pay for landscape renewal, an example being the Vaughn Road project started in the fall 2015 and finished in January 2016. (Note - the cost was spread over two years.) This year our landscaping plans were not ambitious due to the cost of rebuilding the gates. Initially, that expense was charged to the annual operational budget. However, since the gates are a capital asset, the correct accounting entry was to charge the expense to the Capital Reserve account. When this error was corrected, the operational budget was back on track through November. The Capital Reserve account was reduced by approximately \$63,000. It currently has a balance of approximately \$39,500.

This decision opened up a discussion about other capital needs going forward. Three stood out. First, the front wall at Vaughn Road shows signs of deterioration and is in need of repair. Secondly, the Gazebo on Longneedle Drive needs paint and other minor repairs. Third, fountain repair and replacement previously included as an expense in our annual operational budget should be treated as a capital expense. For example, replacing the fountain in the lake off Vaughn Road cost approximately \$25,000 several years ago. It is currently under warranty but at some point in the future it will need to be repaired or replaced.

When the Board approved the Budget for 2019, it included spending \$85,000 for these three projects to be paid for from the Capital Reserve account. This requires an accounting entry transferring money from our checking account to the Capital Reserve account. *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

Thus, when these projects are completed they will be properly identified as capital expenses and not part of our yearly annual budget. Further, the Board will identify all the HOA capital assets and develop a “depreciation schedule” so that depreciation becomes an annual expense. This is how the HOA budget process is supposed to work!

A legitimate question is, “Does the HOA have enough cash on hand to do this?” The short answer is yes. Assuming the Board completes these projects, HOA cash reserves are adequate to address an “unexpected expense” (the balance sheet includes an Operational Reserve account). Further, dues are sufficient to meet month-to-month budgeted expenses during the coming year as approved by the Neighborhood Representatives at the Annual Meeting on November 13, 2018.

Finally, in 2016, past President Steve German briefed the Neighborhood Representatives on the need to address aging infrastructure. Consider this Capital Budget and the projects identified as “following up “ on the necessity to repair and/or replace what the residents “inherited” from the developer in 2001. Restoring the gates was the first iteration. The projects described above are the second iteration. When these are completed, the HOA will have spent approximately \$148,000 on capital improvements over a two year period. The good news is the biggest expenses, i.e., the gates and the front wall, will not require significant upkeep for many years. Thus, the Board can turn its attention to the more atheistically pleasing projects in HOA common areas such as the islands on Wynlakes Boulevard and in the 27 neighborhoods.

As you are probably aware, October is when the HOA holds elections for the Board. I was not reelected from District 2 for another term. Therefore, I will be leaving the Board effective January 1, 2019. Before I do, I would like to recognize and thank the people that made this experience easier. I’ll let it go at that as I think it needs no further explanation.

First, the Board: The eight other members have contributed many volunteer hours to deal with some very difficult issues. They come to this “job” with different backgrounds and opinions. Sometimes it takes real effort to reach agreement. I think everyone has had an opportunity to be heard even if their opinion did not prevail. And being good soldiers, they pressed on.

Secondly, the HOA staff: Amy Cohen stepped in when Linda Morgan wanted to step back. Amy has done an excellent job during the past 16 months but could not have done so without the help of Linda and Jean Mattison. Further, it was Amy that suggested the need to consider alternatives to our security contract. Doing so resulted in interviewing three companies and selecting Securitas. They provide better management, training, and technological advantages over the previous firm.

Third, the Committees: While the Board and Committees have different roles and responsibilities, the members are volunteers doing their best to maintain “Community Wide Standards.” Board member Lee Aldridge deserves special mention because he did double duty twice during the last two years as a temporary member of the Covenants Committee.

Fourth, the staff at the Wynlakes Golf & Country Club: The Club provides landscape and accounting service to the HOA. Brent Krause, Susanne Trest and Dennis Weber were always available to discuss HOA requirements. I had the pleasure of getting to know them, and always felt they were willing to help where and when needed. We had a good working relationship from day one.

Fifth, Megan Hughes: Megan is under contract to help with our website and produce the newsletter. Regarding the latter, I provide input and she does an excellent job of arranging content and adding a creative touch when needed. I hope the Board will continue with the printed newsletter. Residents have no excuse for not getting it!

I’m not going to discuss the Board’s accomplishments during the past two years though I think they’ve been significant. Instead, I think it’s more important to mention the work that goes on under the radar. Since I joined the Board in November, 2015, I have saved most of my email to provide an “audit trail” should it be needed. As of early November this year, I had saved 1,354 emails, many with multiple threads and attachments. Add to this countless trips to the HOA office and many, many phone calls. *Read more on page 3.*

MORE FROM THE HOA PRESIDENT

Bottom line: much goes on behind the scenes to keep the neighborhood looking the way it should and addressing resident concerns.

Finally, shortly after I became the President I joined Rotary. Our meeting opens with a prayer, the Pledge, and then reciting the Rotary “FOUR- WAY TEST of the things we think, say, or do.” It is as follows:

First...Is it the TRUTH?

Second...Is it FAIR to all concerned?

Third...Will it build GOODWILL and BETTER FRIENDSHIPS?

Fourth...Will it be BENEFICIAL to all concerned?

I have tried to keep those thoughts in mind as I fulfilled my role on the Board.

Wishing you the best in 2019!

Gary J. Oos
President

Q: *What is the schedule for our semi-annual HOA dues payments?*

A: *December: Invoices are mailed, and payment is due by Jan. 31.*

Feb. 1: Late charges are applied to outstanding accounts and a reminder letter is sent stating payment is overdue.

Feb. 15: Second letter is sent reminding homeowners that if payment is not received in full by Feb. 28, the account will be turned over to our attorney for collection.

Mar. 1: All delinquent accounts are sent to our attorney for collection. Payments after then are made to the attorney – not the HOA office. This cycle is repeated in July.

Dues can be paid early! *Contact the HOA office with any questions or concerns.*

MONEY MATTERS: WHY THE NEED FOR A CAPITAL BUDGET?

Article X, Assessments, Section 10.05, Wynlakes Covenants reads as follows:

“Capital Budget and Contribution. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the project capital needs of the Association, as shown on the capital budget, with respect both to the amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment, as provided in Section 10.02 of the Article. A copy of the capital budget shall be distributed to each member in the same manner as the operating budget.”





Resolution #18, Debris and Trash Cans: The “spring moratorium” will be March 13-27, 2019. Lawn and shrub debris/bags may be placed at the curb at any time during this period without penalty. Place debris as close to the curb as possible and not in the street.

Announcing Wynlakes Home Owners Association Board Members for 2019

- District 1 Gene Cody
- District 2 Kyle Jones (Secretary)
- District 3 Carol Brown
- District 4 Rod Lopez
- District 5 Joan Crocker
- District 6 Jack Banker (President)
- District 7 Lee Aldridge (Vice President)
- District 8 - Lynda Turner
- District 9 – Mary Lee

CREATURE COMFORTS
PET SITTING SERVICES

(334) 263-7297
www.petsloveus.com

Whether traveling for work or play, let Creature Comforts care for your pets in the comfort of their own home. Your pets will follow their established routine and receive individual attention in familiar surroundings.

- Free initial consultation
- Service available 365 days per year
- Medication administered
- Mail and newspaper pickup
- References available
- Bonded and Insured and serving pet owners since 1998

***First Visit is FREE to New Clients with a 3 Day Booking ***

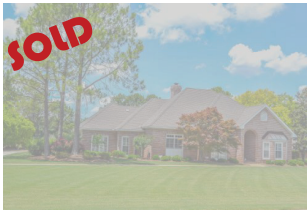
Pet Care When You
Can't Be There

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.

Selling Fine Homes in Wynlakes & the River Region for 30+ Years!



Ann Michaud
Broker/Owner
ann@annmichaud.com



EXCELLENCE...Pure & Simple...EXPECT IT!

AEGIS-Michaud Properties

334-221-2270

www.AnnMichaud.com



DID YOU KNOW:

Every year Jean Mattison from the HOA office and Joe Felton from Wynlakes Golf & Country Club work on our holiday decorations. Jean spends hours making bows and fluffing wreaths and swags. During this time, the HOA office looks like a tornado hit! Joe and his crew hang the “greens” and set up the lighted train on Longneedle Drive. Concurrently, our other lighted decorations are installed and suddenly, Wynlakes has that festive look we have all come to expect.



Semi-Annual Billing Rates
Effective January 1, 2019

Billing Code 3 (\$480)

- Brisbane Court
- Brisbane Place
- Fairwoods Place
- Gainswood
- Lakeridge Drive (north 7501 – 7806)
- Lakeridge Loop
- Lillian Place
- Old Southwick Place
- Wyncrest Circle
- Wynford Place
- Wynlakes Boulevard (north 7000 – 7235)
- Fendall Hall Circle

Billing Code 2 (\$473)

- Bent Brook Drive (south 9754-9806)
- Dunleith Drive
- Harbinger Court
- Longneedle Place (Seven Oaks)
- Mid Pines Circle
- Mid Pines Ct/Dr
- Westhampton Court

Billing Code 1 (\$463)

- Babsdale Chase
- Bent Brook Drive (north 9500-9625)
- Brittany Place
- Fendall Hall
- Glades Court
- Harrogate Hill
- Heathrow Downs
- Huntingdon Court
- Ivy Green Drive
- Lakeridge Drive (south 7820-8073)
- Lichfield Court
- Longneedle Drive
- Oak Alley
- Old Marsh Way
- Pinecrest Drive
- Rosalie Drive
- Timbermill Ct/Dr
- Westchester Place
- Westlakes Place
- Winfield Ct/Pl
- Whisper Trace
- Wynchase Circle
- Wyngrove Ct/Dr
- Wynlakes Blvd.

Wynlakes District Areas /Addresses

<p>District 1A Mid Pines Drive; Mid Pines Circle; Mid Pines Court</p>	<p>District 1B Timbermill Drive; Whisper Trace Ct.; Wynlakes Blvd (7317, 7325, 7333, 7341)</p>	<p>District 1C Ivy Green Drive; 7424-7506 Wynlakes Blvd.</p>
<p>District 2A 9500-9625 Bent Brook Drive; Fendall Hall Ct.; Fendall Hall Circle; Rosalie Drive; 7618-7807 Wynlakes Blvd.</p>	<p>District 2B Wynchase Circle; 7519, 7537, 7607 Wynlakes Blvd.</p>	<p>District 2C Wyncrest Circle; 7524, 7530, 7536, 7600 Wynlakes Blvd.</p>
<p>District 3A Brittany Place; 9436, 9442, 9500, 9506 Heathrow Drive; 9524, 9530, 9536, 9600 Heathrow Drive; Heathrow Downs</p>	<p>District 3B 9437 & 9601 Heathrow Drive; Babsdale Chase; 9501, 9507, 9519 Heathrow Drive; 9525, 9531, 9537 Heathrow Drive; Heathrow Place; Huntingdon Court</p>	<p>District 3C 9406, 9412, 9413, 9418 Heathrow Drive; 9425, 9431 Heathrow Drive; Harrogate Hill; 8301, 8307, 8313, 8319 Wynlakes Blvd; 8119, 8125, 8131, 8137 Wynlakes Blvd; 8207, 8213, 8219, 8225, 8231 Wynlakes Blvd.</p>
<p>District 4A Litchfield Court; 8013, 8019, 8025, 8031 Lakeridge Drive; 8037, 8043, 8049, 8055 Lakeridge Drive; 8061, 8067, 8073 Lakeridge Drive; 8080, 8100, 8106, 8112 Wynlakes Blvd; 8118, 8130, 8136 Wynlakes Blvd; 8142, 8148, 8154 Wynlakes Blvd</p>	<p>District 4B Dunleith; Gainswood; 8079, 8085, 8101, 8107, 8113 Wynlakes Blvd</p>	<p>District 4C Oak Alley</p>
<p>District 5A Longneedle Drive</p>	<p>District 5B Longneedle Place</p>	<p>District 5C Westlakes Place; 7919-8000 Lakeridge Dr; 8324, 8330 Wynlakes Blvd; 8012, 8018, 8030, 8036 Lakeridge Dr; 8042, 8048, 8054, 8066, 8072 Lakeridge Dr; 8200, 8206, 8212, 8218 Wynlakes Blvd; 8224, 8230, 8236, 8300 Wynlakes Blvd; 8306, 8312, 8318 Wynlakes Blvd</p>
<p>District 6A Glades Court; Harbinger Court; 7719-7737 Lakeridge Loop; 7611, 7619, 7625 Lakeridge Drive; 7633-7641 Lakeridge Drive; 7700-7806 Lakeridge Drive</p>	<p>District 6B Old Marsh Way; Westchester Place; 7820-7901 Lakeridge Drive; 8001 Lakeridge Drive</p>	<p>District 6C Westhampton Court</p>
<p>District 7A Lillian Place</p>	<p>District 7B Old Southwick Place; 7520-7532 Lakeridge Drive; 7538, 7544, 7550 Lakeridge Drive; 7558, 7564, 7574, 7580 Lakeridge Drive; 7586, 7612, 7620, 7625 Lakeridge Drive</p>	<p>District 7C Wynford Circle; Wynford Place; 7501-7515 Lakeridge Drive; 7521, 7527, 7533, 7545, 7551 Lakeridge Drive; 7559, 7565, 7575, 7581, 7587 Lakeridge Drive</p>
<p>District 8A 7000-7028 Wynlakes Blvd; 7132, 7140, 7148 Wynlakes Blvd; 7156, 7164, 7172 Wynlakes Blvd; 7141 & 7400 Wynlakes Blvd; 7209, 7217, 7225, 7233 Brisbane Place; 7241, 7249, 7257, 7263 Brisbane Place; 7306-7347 Brisbane Place</p>	<p>District 8B Fairwoods Place; Pinecrest Drive; Timbermill Court; 7240-7316 Wynlakes Blvd; 7324, 7332, 7340 Wynlakes Blvd</p>	<p>District 8C Wyngrave Court; Wyngrave Drive; Brisbane Court; 7149, 7157, 7165 Wynlakes Blvd; 7173, 7235 Wynlakes Blvd; 7200, 7208, 7216, 7224 Brisbane Place; 7232, 7240, 7248, 7256 Brisbane Place; 7264, 7272, 7282, 7300 Brisbane Place</p>
<p>District 9A 9642-9759 Bent Brook</p>	<p>District 9B 9801-9861 Bent Brook</p>	<p>District 9C Winfield Court; Winfield Place</p>

A complete list of neighborhood reps will be available on the HOA website in January 2019.



8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact Us

Amy Cohen
Linda Morgan

Office 334-215-4452
Security 334-279-8358
Fax 334-215-4453

wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held February 19 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.

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 Jan. 21 and Feb. 18. If you need assistance during these days, send an email to: wynlakeshoa@wynlakeshoa.com.