

**Wynlakes Homeowners Association**

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www.wynlakeshoa.com



**JULY 4TH**

**FIREWORKS DISPLAY**

**8:30 P.M.**

The Wynlakes Golf and Country Club and the Wynlakes Homeowners' Association proudly join together to bring you the Fireworks Display on the 4th of July. If you watch this display on property other than your own, please be respectful of the property and the owner.

**We Need Your Help**

We have received a plea for help from a homeowner that lives on Oak Alley regarding people using her yard as a shortcut to the golf path to get to the Club. Not only are they using her property but they are littering. Please remind your children that they are not entitled to trespass on anyone's property. It is most disturbing to look out your window and see strangers walking through your driveway and back yard. It is also very presumptuous to assume that it is okay to do so. We all like to be treated with courtesy and consideration. We have asked Security and our police officer to monitor the area to ensure this does not continue.

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July

2012

*Wynlakes*  
HOMEOWNERS' ASSOCIATION



**"It's a Beautiful Day in the Neighborhood"**

Most of us can remember Mr. Rogers' theme song. I submit, all of us should appreciate the beauty of Wynlakes. As a whole, yes, we have "a few blemishes". Being of an age, even I have several blemishes, but I remain positive everyday (although, some days I'm not as enthusiastic as Mr. Rogers). I constantly remind everyone of two things about Wynlakes: planned aesthetics and divergent personalities.

I have observed how easy it is to complain versus looking for solutions to a problem. Wynlakes is in the United States, Alabama, Montgomery County and the City of Montgomery. Therefore, Wynlakes is not an independent nation within its boundaries; everyone is afforded due process of relevant laws. Not surprisingly to me, ninety-eight percent of homeowners are current in their assessments and the remainder are being pursued by applicable legal laws. Further, over ninety-eight percent of the homeowners are compliant with our covenants. Both of these statistics indicate the value each of us places on living in Wynlakes.

Frequently I am questioned and/or harassed about how to get involved with the HOA. The answer is simple. There are twenty-seven neighborhood representatives in Wynlakes (when enough people volunteer or are assigned the task). Therefore, if you observe something of concern, contact your representative and get involved. Take some responsibility yourself and offer a solution. The HOA can furnish the contacts needed. Remember, "It's a Beautiful Day in the Neighborhood".

Submitted by Dr. Wally Hester, President, Board of Directors

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.



### How May I Help?

You can take an active role in your community by volunteering to be a Neighborhood Representative in your area. It is almost time to elect our Neighborhood Representatives and Board of Directors for the upcoming year. We thank all who have volunteered this year and in years past.

### CRACKS IN YOUR SIDEWALK????

Our neighborhood is starting to show its age. Have you noticed the number of sidewalks with cracks? If your sidewalk is cracked and a hazard to walkers, bikers and joggers, please call the City of Montgomery Street Department at 334-241-2880 to report the damaged sidewalk. They have been very responsive in making repairs.

### RESOLUTION # 18

When this resolution was implemented in the summer of 2010, the HOA received complaints about the enforcement of the resolution and a few compliments. As we travel through our neighborhood, it is wonderful to see that the number of trash bags, piles of tree branches/trimmings and debris has diminished significantly and it's all because of great cooperation of the residents. In the past year, the HOA has received a number of comments on how well our neighborhood is looking since the implementation of Resolution #18. Hats off to all who are trying to make our neighborhood a great looking place to live.

### PARKING

We have residents in our neighborhood who may not be aware of the restrictions for overnight parking on the street. Therefore, we thought it might be helpful to print the covenant as it relates to parking. **Covenant # 7.29 Parking.** Owner of a Unit shall provide space for the parking of at least three (3) automobiles, unless modified by the Design Review Board, per dwelling unit off public streets. Parking must be confined to the interior of the Unit and not on public right of way.



### Couple's Bridge Club

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

### SAFETY TIP

Keeping your garage door closed is a safe practice. A garage door which is open for extended periods of time, especially at night, is an open invitation to vandals and burglars. Additionally, it can be unsightly to your neighbors.



# BACK PAIN AFFECTING YOUR GOLF GAME? IS IT KEEPING YOU OFF THE COURSE ALL TOGETHER?



**ANNOUNCING the Spine Reconditioning System or SRS THERAPY™ at Sturbridge Chiropractic.**  
We use a comprehensive approach to treating back pain as an alternative to surgery. It's called Spine Reconditioning System or SRS Therapy™. The focus of SRS Therapy™ is to combine modern and traditional technologies in back pain treatment into one comprehensive back therapy system. This allows us to treat the underlying causes of back pain...not just the symptoms. This is a proven alternative to other therapies and surgery. Studies show up to a 75% success rate in the relief of pain. The first step is designed to repair the damage to the spinal disc without invasive, risky surgery. The second step is designed to strengthen and stabilize the muscles and joints surrounding the spine. SRS Therapy™ is performed over a series of treatments. Treatment typically includes disc decompression therapy, spinal manipulation and adjunctive therapies. Patients remain fully clothed while these relaxing procedures are performed. In fact, it is not uncommon for patients to fall asleep during treatment.

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### ABOUT STURBRIDGE CHIROPRACTIC

At our clinic we focus upon the diagnosis and treatment of spinal related problems, and all the related components of the spine including the vertebrae, discs, nerves, the nervous system, and all the soft tissue surrounding the spine. In fact our office has performed well over 200,000 individual procedures or services specifically designed to diagnose or treat muscular skeletal problems.

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### MODIFICATION INFORMATION

The Modification Committee **MUST** approve/disapprove **ALL** changes to the exterior of the unit and any landscaping. If you replace in kind (example: paint the same color, replace the roof with same color and kind, replace rotting wood, fix broken concrete) you do not need a modification form. However, if you receive a letter asking what you are doing, PLEASE RESPOND. The next letter will tell you to cease and desist and give you instructions to meet with the Covenants Committee for failure to comply with modification procedures.

When you closed on your house, we sent a letter advising you of the rules governing Wynlakes and the modification rule is highlighted. When you moved in, we sent a newcomer's package with the rule highlighted and a copy of the form needed. When we notice activity at your unit, we send a letter requesting information along with a copy of the modification form. In each newsletter we print the information. We make every attempt to make sure you are aware of the need to obtain permission to modify your property before you initiate the process. If there is any doubt, please call the office and we will be glad to help answer any questions.

## REMINDERS

All exterior work on a house or in the yard must be approved before work begins. Please allow at least two weeks from time of submission of your modification request to the projected start date for work to begin. You may obtain a Modification Request form from our website: [www.wynlakeshoa.com](http://www.wynlakeshoa.com) or at the HOA office.

Neighborhood Rep Meeting will be held on Tuesday, August 14, 2012 at 6:00 PM at the Wynlakes Golf and Country Club



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



Garbage pick-up for the week of July 4, 2012 - NO CHANGE. **WEDNESDAY TRASH BAGS/DEBRIS PICK-UP IS AS TIME PERMITS ON HOLIDAY WEEKS.**

Garbage pick-up for the week of September 3, 2012 will be Wednesday, September 5th and Friday, September 7th. **WEDNESDAY TRASH BAGS/DEBRIS PICK-UP IS AS TIME PERMITS ON HOLIDAY WEEKS.**

### HOA RESPONSIBILITIES

The HOA office receives many calls that ask us to address a variety of issues. Unfortunately, some things we have little or no control over. We cannot broker peace between neighbors, fix streets, make anyone outside of Wynlakes do anything, or change something when you feel the realtor, the builder, or the developer misled you. The HOA is responsible for enforcing the covenants, maintaining the common areas, and collecting dues. We can and do send courtesy letters regarding animals, trash cans, noise levels, yard maintenance, etc. If you have a question about an issue, we welcome your calls and will try to assist you within the limits of our abilities.



The Wynlakes Women's Club wrapped up the 2011/2012 year with a beautiful garden party. Many ladies wore hats as they entered a true garden, replete with greenery and flowers galore. A buffet of treats, fit for a royal high tea, was prepared by the WCC chef. This social club will be twenty-five years old next year. Many celebrations are planned, but more importantly, we hope for a record year of giving to the Family Sunshine Center. The 2011/2012 contributions exceeded \$8500.00, including \$900.00 donated at the final meeting. We invite all Wynlakes women to join us in September for our inaugural meeting celebrating twenty-five years. Ladies pictured left to right: Levis Rushton, Penelope Poitevint, Julianna Zell and Barbara Smith.

**Thank you! Thank you! Thank you!**

The Board of Directors and the HOA office personnel would like to thank the many people living in Wynlakes who abide by the covenants, take care of their yards and homes, pay their dues on time, follow the rules of common courtesy, and, in doing so, make life pleasant and keep property values constant. It is easy in our job to forget the 995 people who do everything right each week and concentrate on the 5 who do not; or drive through the neighborhood and not see the beautiful yards but only the pile of debris or unkempt yard at one house. However, we also need to remind ourselves to thank the homeowners who volunteer their time and effort to serve either as Representatives or on one of the many committees that we do appreciate what they do. The Board of Directors, Jean and I all live in Wynlakes and have a vested interest in seeing it grow and remain solvent. Thank you for helping us to keep Wynlakes a beautiful place to live!

## **Tired of painting?**

**Try maintenance free vinyl wrapping on the eaves and overhang of your home! Even on close inspection, it is difficult to tell this is not wood. Many homes in Wynlakes are now sporting this new look.**

***FREE ESTIMATES***

**Simonton Vinyl Replacement Windows Available**

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### **New Energy Efficient Windows from Vista now come in colors**

Vista vinyl replacement windows improve U & R values which qualifies them for the new energy efficiency tax credit up to \$1,500.00 and lowers your heating bills. They also reduce transmission of UV light which is responsible for fading drapes and furniture. Plus they now come in **twelve colors** and **four wood grains**.

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