

Wynlakes Homeowners Association

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Creature comfort ad

DUES

We have sent the Statements out for the July Dues. Please be aware you have the entire month of July to send your payment in. If payment is not received by July 31st, a late fee is added on the first day of August, and a letter is mailed to remind you. On the 15th of August a letter is mailed informing you to pay by the end of August, or the account will be sent to a collection agency. **If we receive the payment before the collection agency has an opportunity to post it and we can call it back, we charge a \$35.00 fee.**



**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 Friday, July 4th.

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JULY 2015

Wynlakes
HOMEOWNERS' ASSOCIATION



Greetings -

I hope you enjoy this year's fireworks display and have a happy and safe 4th of July holiday.

We are now at the halfway point of 2015, so let's take a quick review of our landscape improvement priorities set by the Board for this year:

The two oaks at the Vaughn Road entrance have been removed and the cleaning of the neighborhood bridges is **COMPLETE**. Improving the appearance of the common landscape along Vaughn Road west of the main entrance is moving forward. Home owners whose property lines are involved have been notified and are making their suggestions now. The Board will allocate funding for this project at the June Board meeting and we will enter the **PLANNING STAGE** soon thereafter. Removal of the chain link fencing along Vaughn Road will be accomplished in concert with this landscaping work. Improvement of the overall appearance of HOA Common Areas is **IN-PROGRESS**. Wynlakes Boulevard and the Gaineswood entries are **COMPLETE**. Other areas were surveyed this month with the contractor and planning is **IN-PROGRESS**. We have examined and are in the process of allocating resources for resolving the issues regarding common fences in the neighborhoods. This priority is in the **PLANNING STAGE**.

As we attack the issue of exposed tree roots, and the thinning of turf in our common areas, you may see some removal of trees. This has already been accomplished at the Vaughn Road entrance, in the Gaineswood neighborhood, and will continue until the problem is addressed within our budgetary constraints. While we all know this problem is a common occurrence in maturing neighborhoods, our aim is to 'refresh' where necessary to avoid the 'tired look' so many other neighborhoods experience over time. We will continue to work with our landscape contractor to 'limb-up' common area trees to ten feet, and would ask that you to take a look at your own trees as well. Pedestrians and vehicles should not be 'trimming' your trees as they pass by. This is not in keeping with a properly maintained lawn and landscape. So be a good neighbor -- make sure your trees are not doing harm to anyone's eyesight or their vehicle finish.

The Board is contacting residents individually who may not have been aware of the provisions of Resolution 21 and we expect this process to be completed in August. Should you have any questions or concerns with this resolution, we would urge you to discuss it with your Neighborhood Representative or Board Member. Resolution 21 may be found in our last newsletter, and on the HOA website.

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.

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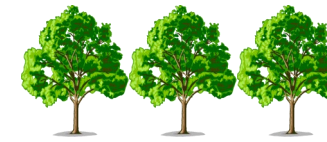
Unfortunately, we have some security and safety issues to address this month. We have experienced a few serious incidents which you need to be aware of – and perhaps you might help us in resolving. In that light -- actionable information is needed to ensure our neighborhood is as secure as possible – so please work with the proper authorities when addressing any security challenges. First and foremost -- DO NOT risk your own physical security in confronting anyone who seems out of place or acts in an aggressive manner towards you. We recently had instances of a prowler lurking in at least one of our neighborhoods. Please be aware of your surroundings, and notify either Presidential Security, or MPD if you see anything that is suspicious, especially at night. MPD increased patrols (with the use of unmarked vehicles and other surveillance tactics) and interfaced directly with homeowners in those areas of concern. Presidential Security has also increased its focus on evening activity. You should know the Wynlakes security detail is comprised of two officers with vehicles who are on duty 24-hours a day, 7-days a week. Additionally one or two officers will be on the bike patrol during daylight hours until October. They have a ten minute response time in answering your call. Please do not hesitate to utilize this service and let the HOA office know if they are not meeting this metric.

The second security issue has to do with unauthorized fishing from owner’s property, the HOA common areas, and the Wyn - lakes Golf and Country Club property. Some very unpleasant interaction has been reported between home owners and ‘visiting anglers.’ Therefore it has become necessary to ‘up our game’ with respect to protecting the physical well being of our residents and their property. Rather than repeat what you can read on the website – let me give everyone an easy way to determine where folks may fish in Wynlakes -- **IF YOU DON’T MOW IT, YOU CANNOT FISH THERE.** The lone exception to this ‘saying’ is the designated area (known as the dam) on Longneedle Drive between the gazebo and the #5 green. Our security folks have been alerted to make this issue a priority. So, if you have trespassers on your property, and that is what they are, please call security. If it is a repeat occurrence, security will now call upon MPD for resolution of the situation. The Presidential Security Chief has been granted the authority by your HOA to sign warrants for Wynlakes in an effort to reverse these unacceptable instances of bad behavior.

One last safety issue – in concert with the Wynlakes Golf and Country Club, we would like to remind all residents that privately owned golf carts are not allowed on the golf course, on HOA common areas, or on residential sidewalks at any time. Presidential Security and MPD will be on watch for illegal operation of these vehicles in the community, common areas, and the golf course. You should be aware that if you have a ‘street legal golf cart’ and use it in the Wynlakes community, it must be operated by someone with a valid driver’s license. Your best outcome is for you to be inconvenienced in collecting your children and golf cart that was stopped while being operated by someone without a license within the Wynlakes community – because MPD and our off-duty MPD officer will call you. This is all in an effort to promote the safety of all and to prevent any of our neighborhood children from becoming a statistic – the ultimate bad outcome.

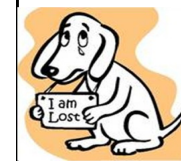
In closing – let me encourage you to consider joining the HOA in a more active role – and to help preserve Wynlakes as a great place to live. There will be openings on the Board and for Neighborhood Representatives in the coming year. Now is your opportunity to put your stamp on Wynlakes. Check with your Board Member or Neighborhood Representative to explore this opportunity further.

Until next time,
Steve German
President, Wynlakes Homeowners’ Association



We have had a very wet spring which has been wonderful for lawns and trees. However, the heat of summer is fast approaching and the trees along Wynlakes Blvd will need extra water and attention. If you have trees along the easement in front of your residence, please remember to water them regularly during hot weather. Just as we need water, the trees need it, too. We must be diligent in trying to maintain the trees as they add to the beauty of our community and the reason many people choose Wynlakes for their home. In addition to their beauty, they provide shade.

If you notice a tree which appears to be in distress, give the HOA Office a call and we will have maintenance look at it.



It is most upsetting to family members when a pet is lost. For whatever reason, it seems that cats and dogs just do not want to stay in their own yard and prefer to wander whenever they get the chance. Frequently the HOA Office receives calls regarding a lost cat/dog with the request to place signs on the street and Stop sign poles. Sometimes owners will tape lost dog/cat signs on the street and stop sign poles. The street light and Stop sign poles were recently painted and all residents have been asked to refrain from taping signs to them. When removed, the tape also removes the paint from the pole. Once again, we are asking all residents to **not** tape signs to the poles. **If your animal is lost, call the Security Guard House at 279-8358 and give them the appropriate information for your animal.** They will put you in contact if someone calls about the lost pet.

CLOSING
The Wynlakes HOA office will be closed the week of June 29—July 3, 2015 and Monday, September 7, 2015. We will monitor our emails during this time.

Everyone knows that debris (boxes, limbs, bags of grass clippings, debris that does not go in trash can) can only be placed on the curb on Tuesday for Wednesday pickup. However there are some small things everyone does not know. First of all, if there is a holiday in the week, the city WILL TRY to run the debris truck but does not promise anything. Second, debris should NOT interfere with traffic in the street or on the sidewalk. Trash cans are not to be visible from the street except on pickup days, which are Tuesday and Friday. Put them in the garage or shield them from view behind a fence or shrubs. They are not attractive and do not add value to your property.

Animals: We continue to see and get reports from people about pet owners walking their dogs without a leash. It is against city ordinances.

Golf Carts: Unless it has a license tag on it, you should not have it on the street. These are public streets and are subject to city laws. A police officer can stop you and ticket you for this violation. You also have to have a drivers license. There are several times when we have received calls about young children driving and riding around in golf carts. We have asked our police officer to monitor this.

Maids ad

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 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.

Please remember to check our website at: www.wynlakeshoa.com It has the Covenants, Resolutions, Modification Guidelines and forms.

Garbage/Trash/Debris Pick-up Dates

July 4th week—Tuesday and Thursday

Monday, September 7—Wednesday and Friday



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

Imperial Mailbox Systems 334-285-6601

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

Now that we have warm weather, it is tempting to wade, swim or boat in our lakes. Please do not boat, wade, swim or canoe in the lakes, as it is prohibited by our covenants. Your cooperation in this matter will be greatly appreciated.



Please pick up after your dogs!!!!

Some of our neighbors are getting angry about the lack of common courtesy by people who allow their animals to use a yard or vacant lot and not clean up afterward. Some people have even installed cameras to catch the culprits.

Estate Sale Rules For The Wynlakes Community

Prior approval of the Wynlakes Homeowners Association and issuance of an Estate Sales Permit is required. A business license, copy of liability insurance, and a signed contract between the Homeowner/Survivors and the Contractor will be required for a permit.

All Estate Sales in the Wynlakes Community will be conducted by a licensed, bonded, and insured company hired by the Homeowner or Survivors and as approved by the Board of Directors.

Estate Sales are limited to a single sale period. Sale periods are limited to two (2) consecutive days. Monday-Tuesday; Tuesday-Wednesday; Wednesday-Thursday; Thursday-Friday; or Friday-Saturday. No sales will be conducted on Sundays, Federal, State or Regular Holidays.

All preparation and sales activity will be conducted between the hours of 9:00 AM and 3:00 PM Central Time.

One (1) sign designating the residence of the sale is permitted in the yard of the home. This sign will be displayed only one (1) hour before and (1) hour following the advertised sale hours, and only on the day(s) of sale. No other signs are permitted at entrances or other properties within the Wynlakes Community.

No items other than those of the Homeowner will be offered for sale.

Advertisement of the sale location may be released no earlier than three (3) days before the day of the sale.

Removal of articles purchased will be complete no later than 3 PM CST the first week day following the sale. Sundays and Holidays will not be utilized for this purpose. In the case of Monday being a holiday following a Saturday sale, the following Tuesday will be the last date for removal of sale items.

If the sale resident is in a cul-de-sac, pipe stem, alleyway, or no outlet street, the Contractor will provide a minimum of one (1) off duty uniformed MPD police officer for traffic control one (1) hour before sale hours through one (1) hour following the closing hour each day of sales activity.

Parking for sale attendees will be advertised and enforced to limit parking only on the sidewalk side of all roadways in the Wynlakes Community. No driveways, mailboxes or trash containers will be blocked from street access. The Contractor, MPD, or Wynlakes Security is authorized to direct the towing of violator's vehicles at owner's expense.

At any time the Contractor or Homeowner (s) is found to be in breach of these rules or documentation, the sale will be terminated, Estate Sale Permit voided, and forfeiture of the Contractor's deposit will occur. Additionally, the Homeowner will be fined \$1000.00 (one thousand dollars).

Any unpaid fines will result in legal action, which may include a lien on the property.

The Wynlakes Homeowners' Association Board of Directors has final decision authority in all matters pertaining to Wynlakes Community Estate Sales.