



JULY 2018

IN THIS ISSUE

Bylaw Changes

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Site Improvement Form Updates

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HOA Office closed

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FROM YOUR HOA BOARD PRESIDENT

Happy July 4th! You should have received this prior to the fourth, but if not we hope you had a memorable and safe day with family and friends.

Budget - July 4th is the traditional half way point of summer. That is also true for the HOA fiscal year. In August we will begin working on the FY 2019 budget. For FY 2018, we remain in good financial shape though the gate expense, closed out in March, was not part of the 2018 budget.

Maintenance - Anecdotally, there seems to be a lot of maintenance and minor construction in progress, and that's a good thing. There are newer neighborhoods in east Montgomery and the Pike Road Community where homes can be purchased at lower prices on a per square foot basis than in Wynlakes. What they lack, however, is the beautiful layout of our community and the amenities we enjoy. Regarding the latter, residents are within a few minutes of nationally known retailers and a variety of restaurants. The convenience factor is, without a doubt, "A +." That said, a majority of our homes are now 20-30 years old. That means repairing and updating. As a reminder, if you are going to change the exterior of your home you need to complete the "Site Improvement Form." This is now automated which means you can complete it on line. Also, fees have been eliminated for projects starting after May 15, 2018. More information is available at our web site and by contacting the HOA office.

I suspect most residents are keenly aware of the poor soil conditions in our community. It can be a challenge to grow plants and get a decent looking lawn without amending the soil and/or adding a cocktail of chemicals. Another aspect of this condition is concrete that buckles, leaving uneven surfaces. This condition is particularly noticeable on sidewalks. Last year sidewalks on Wynlakes Boulevard were ground to remove ridges, a potential safety hazard. However, there are stretches of sidewalk that have settled below grade. Residents can ask the city to address the issue. They may replace part or all of it at no cost to you. "Aprons," i.e., the stretch of driveway between the street and the sidewalk, are another problem. The apron is your responsibility. If your apron's condition is beyond a few acceptable cracks, please address the issue. Simply put, it demonstrates willingness to keep our community looking sharp. *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

Wynlakes Boulevard Island Renewal - As previously reported, “island renewal” has been the major landscape renovation project for the year. Trimming dead limbs and raising the canopy on the 67 oaks should result in more direct sunlight on the surface so grass and plants can thrive. Since the last newsletter, more plants and shrubs have been added to some of the islands. In addition, soil tests have been completed on islands where the oaks are in the greatest danger of failing. The plan is to make adjustments based on the tests and “deep feed” the oaks. This will not be a one-time effort. They will need annual maintenance beyond topical fertilizer if they are to survive.



Security Contract - The Board approved a new firm, Securitas, to provide security service beginning May 1st. As with most new starts, we are in a transition period. They are aware of our post orders and our incident reporting requirements so there is no appreciable difference in what’s expected. However, they had to hire a new crew and that has not been without growing pains. The principal advantages Securitas brought to the table were a deep management bench, improved technology, and a reputation for serving a variety of customers worldwide. Ms. Cohen, HOA Manager, is working closely with their staff to make certain our expectations are met.

Bylaw Changes - At the Neighborhood Representative meeting on May 15, five changes to the Bylaws were discussed and approved. This was a first for our HOA. Broadly speaking, there were three kinds of changes which can be described as follows: (1) to add more detail and specificity to existing language; (2) to ratify past practice; and (3) to establish a new procedure or process. A brief description of what changed is noted below:

Article 2.03 – Annual Meetings: Clearly establishes the November meeting as our annual meeting, and that Neighborhood Representatives cast one vote for all members (residents) in their neighborhood.

Article 3.03 – Nomination of Directors: Provides a specific timeline for the HOA Manager and Neighborhood Representatives to follow to identify their District Board member. Adds reference to the Neighborhood Committees and describes their opportunity to participate in the process.

Article 3.04 – Election and Term of Office: Provides that Directors may serve no longer than six years in office.

Article 3.05 – Removal of Directors and Vacancies: Provides a process for a Director whose removal is being sought to be notified of and appear at a meeting called for that purpose. When vacancies occur only the Neighborhood Representatives can select the replacement.

Article 4.02 – Election, Terms of Office, and Vacancies in Officer Positions: Provides that Officers may serve as long as four years as an officer. Authorizes a Nominating Committee composed of two Board members and the HOA Manager to make recommendations to the full Board for Officer positions for the coming year.

For more information, please go to the HOA website - www.wynlakeshoa.com.
Football will be on everyone’s mind come October. Remember, it’s only a game! Yeah, sure...

Gary J. Oos
President



Safety Spotlight

Summertime in Alabama brings oppressive heat, humidity, and relentless sun. Here are some reminders to help prevent injury and illness to you and your children this summer while enjoying time outdoors:

- Bites and stings are not normally serious injuries, unless the person is allergic or there are many of them. The use of insect repellents containing DEET is a good preventative but should not be used on infants as they can be toxic. Never apply repellent to anyone's face or hands. Use on clothing is safest.
- Bike safety is of great importance as bike accidents are one of the major causes of childhood injuries. Make sure you and your child always wear a helmet, and that it fits properly. The bike should be a good fit as well. Ride in the same direction as the traffic flow and obey all traffic signs.
- Heat and dehydration are also major threats that are often disregarded by adults and children. Recognize the signs of heat stroke (dizziness, trouble breathing, headaches, rapid heartbeat, nausea, vomiting, confusion, and hot, dry skin) and dehydration (dizziness, dry mouth, cessation of sweating, irritability, lethargy, and fatigue). Remember to take breaks on hot days and drink plenty of fluids, especially water or drinks that contain electrolytes.
- Sunburn can be very painful and can sneak up on young children or adults without being aware of it. Choose a water-resistant sunscreen that protects against both UVA and UVB rays and is at least SPF 30 and apply it 15-30 minutes before sun exposure.

Site Improvement Form Updates

Our Site Improvement Form is now available on the HOA website for electronic submission, and application fees are no longer required. Modification site plans, drawings, paint samples, etc., may be mailed or dropped off to the HOA office. The electronic form may be printed, or you may use the updated "pdf" form on the website as well. Contact the HOA office if you have any questions.

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Pet Notes

The HOA office continues to receive complaints regarding dogs. As a reminder:

- Dogs must be on a leash when out for a walk.
- Owners must collect and dispose of their dog's waste when walking.
- Invisible fences should be set back from the public sidewalk.
- Address excessive barking.



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When you are ready to buy or sell a home in Wynlakes or the River Region, contact:

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Broker/Owner

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334-221-2270

ann@annmichaud.com



Q: *What are the rules for fishing in Wynlakes?*

A: Wynlakes has 17 lakes within the community, but not all are open to fishing. You and your guests may fish from your property if it abuts a lake. The only area where fishing access is permitted to all residents of Wynlakes is close to the 5th green on Longneedle Drive. Fishing is restricted to Wynlakes residents with a valid fishing license (required between the ages of 16 and 65) and an annual fishing permit issued by the HOA office.

Final note: fishing from someone else's property without permission is trespassing. Though the owner may ask you to leave, he may contact Securitas to intervene. This then becomes a reportable incident. If you fish, please observe these simple rules.

Contact Securitas at 279-8358 immediately if you see fishing from an unauthorized location.



Wynlakes Golf & Country Club Reminders

- Activities unrelated to golf are not permitted on the golf course (biking, baseball, football, soccer, dog training, etc.)
- Pets are prohibited from all Club property, including the golf course.
- Walking and jogging are permitted only when there are no golfers on the course.
- *Only Club owned golf carts are allowed on the course.*

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Wynlakes – The Beginning, but not the end of the Story.

Ten years ago, Mr. Carl Bartlett, Jr., Executive Vice President, Jim Wilson & Associates, LLC, wrote an article for the Newsletter concerning how our development came to be. It seemed appropriate to reprint it for the benefit of those not familiar with the history of our community.

“During the late 1970’s, Jim Wilson Jr. began looking at property along Vaughn Road, some 5 miles outside of the Bypass. At that time, many people wondered why anyone would want to build a house that far outside of the Bypass. Over the course of several years, over 800 acres were assembled on the south side of Vaughn Road for residential development. This was to become “Wynlakes.” As the planning proceeded, a larger tract of land on the north side of Vaughn Road also became available. After looking at the topography and consulting with engineers and golf course architects, they convinced Jim Wilson that the north side would be a better choice for the development and golf course. The first tract of land later became Deer Creek. The golf course community on the north side, stretching from Vaughn Road to Interstate 85 became Wynlakes, a 1000-acre residential development that would be later known for its lush landscaping and custom housing. The amenities, such as its lakes, common areas, and golf course project highlighted the master planned community, which distinguished it from other communities in Montgomery. Tagged as a “Residential Masterpiece,” the development is now almost completely built-out and was selling an average of 50 lots per year from 1985-2005. Timing has been an integral part of the development of Wynlakes. With a strong housing demand and a growing economy, Wynlakes forged ahead and other developments soon followed. Many residents have built or purchased their dream home in this beautiful community, and to this day, Wynlakes is still considered to be one of the premier communities in Montgomery.”





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Hours of Operation

Monday - Thursday (8:30 a.m. - 5:00 p.m.)
Friday (8:30 a.m. - 12:00 p.m.)

wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held August 21 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.

HOA OFFICE CLOSED

The HOA office will be closed July 2 -6, Labor Day (September 3rd) and Columbus Day (October 8th). If you need assistance during that time, send an email to wynlakeshoa@wynlakeshoa.com.

SOLICITING

The current City of Montgomery ordinance limits the summertime solicitation hours to 4:00 to 7:00 PM on weekdays, 10:00 AM to 6:00 PM on Saturday, and 1:00 to 6:00 PM on Sunday. If a solicitor comes to your door outside these hours, you should call Security or MPD and ask them to remove the solicitor.

"NO SOLICITING" WINDOW CLINGS

As a reminder, a city ordinance prohibits solicitors from approaching your home if you have a "No Solicitation" sign visible from the street. These are available at the HOA office or the Vaughn Road Guard House. These signs "cling" to surfaces, therefore do not use adhesive.

CONSTRUCTION REMINDER

Contractor work is permitted Monday through Saturday from 7:00 a.m. until 8:00 p.m. It is not permitted on Sunday.