



July 2019

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FROM YOUR HOA BOARD PRESIDENT

Greetings:

Our summer season has officially begun! The restoration of the stucco wall surrounding our main entrance has been completed and will continue to provide many more years of beauty to the neighborhood. We now have plans to update the lighting at the Vaughn Road and Pinecrest entrances, which includes changing the current lighting system from incandescent to an LED - low voltage lighting system. An LED low voltage lighting system is more efficient and will still provide adequate illumination.

The HOA is very concerned about the condition of the oak trees on Wynlakes Boulevard and in other areas of the neighborhood. We are consulting with an Urban Forester with the City of Montgomery, as our intent is to save as many trees as possible. If necessary, he will also provide us with good consul for tree replacement options.

On behalf of your HOA, we wish all of our residents a fun, safe, and healthy summer.

Jack Banker

President

Mark your calendars! The annual 4th of July fireworks show will commence at 8:30 PM at Wynlakes Golf and Country Club. Also, please be mindful that pets are safe and secure inside your home during this time. Independence Day fireworks can be torture for animals, and more are reported lost on July 4th than any other day of the year.



Delinquent Accounts

Resolution 27 “Delinquent Accounts” was approved on May 21, 2019, by the Board of Directors, and Resolution 20 was rescinded. Resolution 27 states, “Monthly statements will be mailed for the January and July homeowners’ dues billing cycles. A Late Fee of \$25.00 and monthly interest will be added to all delinquent accounts on the 1st of the second month of the billing cycle (February/August.) Letters will be sent on the 1st of the second month of the billing cycle (February/August) informing individual homeowners that their account is delinquent. The letter will state that if payment is not received within 15 days, the account will be turned over to the attorney for collection. Once delinquent accounts have been sent to the attorney, homeowners must contact the attorney for payment, which will include collection costs and filing fees.” Wynlakes Homeowners’ Association Covenants, Bylaws, and Resolutions are posted on the HOA website (www.wynlakeshoa.com).

2019 HOA Project Update

Beautification and restoration projects are still underway! Recently completed projects for this quarter include painting of the “Wynlakes” monument sign and planters at the Vaughn Road entrance; landscape refurbishment in Gainswood, Brittany Place, and Lakeridge Loop; new bronze plaques for the Pinecrest entrance and exit lanes; new park benches installed on Lakeridge Drive and Longneedle Drive; and the replacement of fencing in the HOA common areas in Heathrow Downs. More projects are scheduled for the Seven Oaks community as well. Stay tuned!

Did You Know

The leasing/renting of rooms in the Wynlakes community via Airbnb or other sources of advertising is not permitted. Article VII Para 7.14 of the General Covenants and Restrictions states “No profession or home industry shall be conducted in or on any part of a Unit or in any improvement thereon on the Properties.” If you suspect that this activity is going on in your neighborhood, please contact the HOA office.

SUMMER ON THE STREETS



The Dunleith neighborhood held a Spring Block Party in May. It looks like a good time was had by all!

POOL BACKWASH/DRAINING ORDINANCE

As many properties within our community have swimming pools on their premises, please be a good neighbor and ensure you are following the City of Montgomery IPSC ordinances (Subsection 320.1) regarding draining or backwashing water in your pool:

“Backwash water and draining water shall be discharged to the sanitary or storm sewer, or into an approved disposal system on the premise, or shall be disposed of by other means approved by the state or local authority. For one and two family dwellings, pool waste water is permitted to discharge onto property on which pool is located, but in no case shall be permitted to drain onto surrounding property.”



RULES OF THE ROAD

On any given day in Wynlakes, there are dozens of yard maintenance crews and work trucks parked in the roads throughout the community.

Please remember to YIELD to oncoming cars if you are passing a parked vehicle!

TURTLES NEED YOU THIS SEASON

If the opportunity to safely move a turtle from the road occurs, please move it in the direction it was heading and off the edge of the road. It is trying to get to habitats and resources it needs. Slow down and watch for turtles on roadways that are bordered by wetlands. Also, remember areas where you've seen turtles crossing in the past. Turtles are animals of repetition and chances are, more turtles will likely cross there or somewhere close by.

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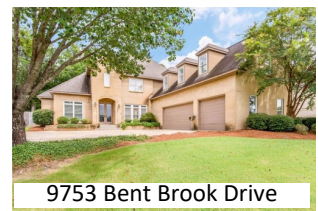
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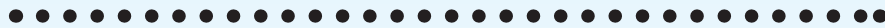
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MADDY GRACE, DAUGHTER OF JEFF AND SUZANNE HUNTER

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NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held **August 20 at 6:30 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.

SECURITY ESCORT

Wynlakes is home to many that live alone. If you are uncomfortable going into your home alone at night, call Security (279-8358) and they will escort you. If you are ever in the neighborhood and suspect that someone is following you, call 911 immediately and drive directly to the Vaughn Road Guardhouse. This area is lighted and has surveillance cameras. Remember, the front gate has a security officer there 24 hours a day. Stay safe!

DEBRIS

Remember to call the HOA office if you must put debris out on a day other than Tuesday or Wednesday.

HOA OFFICE CLOSED

The HOA office will be closed July 1-5 and September 2 (Labor Day). If you need assistance during that time, send an email to: wynlakeshoa@wynlakeshoa.com.

JULY HOA SEMI-ANNUAL DUES

Payable by July 31st. After July 31st, a late fee of \$25 and interest will be added to all delinquent accounts.

SITE IMPROVEMENT APPLICATIONS

If you are making **any changes** to the exterior of your home or property, an approved Site Improvement Application is required prior to beginning work.