



JULY 2020

IN THIS ISSUE

July Invoicing

July invoices have recently been sent to all residents. Learn more on page 3.

Rules of the Road: Golf carts

Don't miss this important information from the HOA on page 6.

Golf Course Access:

Read an important reminder message from Wynlakes General Manager Brent Krause on page 8.

FROM YOUR HOA BOARD PRESIDENT

As you may receive this newsletter after the 4th of July, we hope you had a grand weekend celebrating our great nation with family & friends.

The COVID-19 pandemic has been trying for all of us. We sincerely hope that all of you are staying well. As many of you have probably observed, there has been a great increase in the amount of pedestrian traffic throughout our beautiful neighborhood. I'd like to personally ask everyone to SLOW DOWN while driving through the streets and to observe the state law regarding golf cart use on city streets (more on this topic inside the newsletter). For those that aren't familiar with our rules regarding fishing in Wynlakes, please review the guidelines posted on our HOA website and within this newsletter. Please remember that the Wynlakes golf course is PRIVATE PROPERTY and abide by their rules and postings.

Kudos to the Montgomery Police Department for their presence at our entrances and on the streets within the neighborhood throughout the evening of Monday, June 1. We were relieved there was no looting or rioting activity reported in the Eastchase area. As this was an unprecedented situation for our neighborhood, the Board made the decision to shut off the power to our Pinecrest and Old Marsh gates, leaving them in the "open" position to prevent them from potentially being damaged. Many residents expressed their desire for them to remain closed as they believed it would better protect the neighborhood. The gates are very expensive, and it wouldn't take much force to open them or invoke serious damage; therefore, the Board elected to leave them open. MPD presence proved to be a great deterrent.

In related news, the HOA database system will be moved to another hosting platform (Wild Apricot) this summer.

[Read more on page 2.](#)

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.

More from the HOA President

This platform will provide the capability for the HOA office to send emails to our residents who are in our email repository and immediately inform them of important information. Please contact the HOA office and make sure they have a current email address on file for your account.

We are halfway through our fiscal year and the Board can report that we are operating within our 2020 Operating Budget. By continuing to follow sound financial processes, we should end 2020 with a balance to cover one month's worth of operating expenses in our Operating fund. For the past several years, we have completed many necessary projects and improvements to ensure that our community remains a premier neighborhood for current and future residents. As a result, our Capital and Operating Reserve accounts have been reduced significantly. Currently, we do not have monies budgeted to replenish these reserve accounts. Our Operating Budget (annual and reoccurring expenses such as landscape maintenance, security, utilities), which is posted annually in our October HOA newsletter and then voted on by the Neighborhood Representatives at the November Annual Meeting, is funded by our annual dues assessments. For the past several years no monies have been "ear-marked" for the reserve accounts. The Operating Reserve account money is to be spent on items that are not annual or reoccurring expenses (for example, front wall repair/refurbishment); the Capital Reserve account money is to be spent on new additions or improvements (examples are the gates, new landscape projects, etc.). We need to create an annual budget each year going forward to include amounts specifically allocated to replenish both reserve accounts. Part of that process will be earmarking a portion of the semi-annual dues for both accounts. Keeping healthy reserve monies is good and sound financial planning for emergency expenses and planned upgrades. At the May Board Meeting, the Board voted to consider an increase to the 2021 HOA dues by \$10 per invoicing period for a total of \$20 per home. This roughly equates to a 2% dues increase and would generate approximately an additional \$20,000 in annual revenue. This proposed \$20 annual increase would go into effect January 2021 and will be formally presented to and voted on by the Neighborhood Representatives at their August 18th meeting. Please contact your Neighborhood Representative or District Director with questions or concerns.

As you've probably observed, we finally had to remove 8 of our large oak trees on Wynlakes Boulevard this spring. Hopefully the remaining distressed oaks will make a comeback this summer, and if not they will also be removed. A revitalization plan will be discussed in the coming weeks and budgeted for in 2021. Until then, pine straw will cover where our "warrior oaks" once stood.

Please take the time to examine your basketball net and if it needs replacing, please do so or remove it. If you have a portable goal & it's seldom used, please remove or relocate it.

Friends, Wynlakes, in my opinion, is the best neighborhood in Montgomery. It takes all of our efforts to keep it the "premier neighborhood" that it is. Our landscaping has been exquisite this spring! If you see someone with maintenance working, give them a compliment-- I know they'd be encouraged by your kindness.

I hope the summer is not too hot for all of us to continue to enjoy being outdoors during this pandemic!

Until next time,

Joan Crocker

President Wynlakes HOA



July Invoicing

July dues invoices have recently been sent to all residents. Resolution 27 states, “Monthly statements will be mailed for the January and July homeowners’ dues billing cycles. A Late Fee of \$25 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 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).



Great summertime shots captured by neighbors Susan Miller (rainbow over the Rains’ home) and Andrew Skier (aerial shot of Old Southwick Place).





*From the desk of
Brent Krause, General Manager at Wynlakes Golf & Country Club*

Photo by Wynlakes Resident Kim Bullard

Wynlakes Golf & Country Club is a private club located in the Wynlakes residential community. The club is a for-profit corporation in the State of Alabama, and is established as a private club whose facilities are extended to selected membership, their guests, and guests of the club. Membership does not imply unlimited and unrestricted right to use the Club facilities at all times. The use of the Club facilities, including the golf course, may be limited or restricted by the management of the club.

At each access point to the golf course (except hole #17, which is owned and operated by Wynlakes Golf & Country Club), there is a sign that says: "GOLFERS ONLY-ABSOLUTELY NO ACCESS."

That sign means the following:

- No joggers
- No walkers
- No bicycles
- No skateboards
- No fishermen
- No "dog" walkers
- No private golf carts or ATVs allowed on golf course



It is realized that there are many within the community who love health and fitness and many of our fitness centers have been closed during the COVID-19 pandemic. It is quite common to see joggers, walkers, and cyclists throughout the Wynlakes community. The City of Montgomery has provided many miles of sidewalks throughout the development for use by the residents. Those who opt to enter the golf course are on private property and create a huge distraction to those playing golf and can become a major safety issue. A 6-year-old Utah girl was accidentally killed by a golf ball that her father hit. This just one tragic example; serious injury or death caused by a golf ball is not that uncommon and a quick web search will validate this assertion.

Please do not use the golf course for anything except golf. The golf course is private property. You will be asked to leave the property immediately for your own health and safety.

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



**Ann Michaud
Broker/Owner
ann@annmichaud.com**



9849 Wyncrest Circle



SOLD

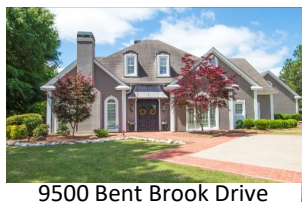
9500 Bent Brook Drive



7641 Lakeridge Drive



9401 Winfield Place



9500 Bent Brook Drive



SOLD

7149 Wyngrove Drive



8141 Oak Alley



9516 Fendall Hall Circle

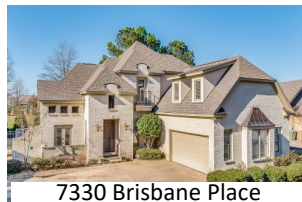


SOLD

9845 Wynchase Circle



7149 Wyngrove Drive



7330 Brisbane Place



SOLD

9679 Bent Brook Drive



9845 Wynchase Circle



Sale pending

9412 Winfield Place



9437 Winfield Place



9679 Bent Brook Drive



8112 Oak Alley



9812 Mid Pines Court



SOLD



Excellence

pure & simple ... expect it!

AEGIS-Michaud Properties, Inc.

334-221-2270

www.AnnMichaud.com



GOLF CARTS

Did you know that the State of Alabama does not permit the golf carts used at a golf course to operate on public roadways (like our neighborhood)? It DOES permit "Low Speed Vehicles (LSVs)" to be registered for street use. Legal LSVs look like golf carts and have the characteristics of golf carts, but that's where the similarity ends.

LSVs may be driven on public roads if they conform to federal and state regulations governing safety and emissions. The State of Alabama requires that an LSV have a Vehicle Identification Number and tag, be insured, and comply with state and federal safety regulations (DOT-approved windshields, seat belts mirrors, brakes, headlights, taillights, turn signals, etc.). Most importantly, and of greatest importance, is that **the driver must have a valid driver's license**. On any given day in our neighborhood, there are under-age drivers driving non-LSV golf carts on our streets and on the private golf course with no adult supervision, many times loaded with underage passengers. This is an accident waiting to happen and is clearly breaking the law.

Consider the following facts:

- Turning at just 11 mph is fast enough to easily throw passengers out of a cart
- Over 10,000 emergency room visits each year result from golf cart accidents, according to the Consumer Product Safety Commission (CPSC)
- About 40 percent of golf cart accidents involve someone falling out of the vehicle; and roughly 10 percent involve a rollover, per CPSC data.

As the HOA has no jurisdiction over our public streets, MPD has been tasked with enforcement.

Parents, we hope this information is heeded and this activity stops.





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

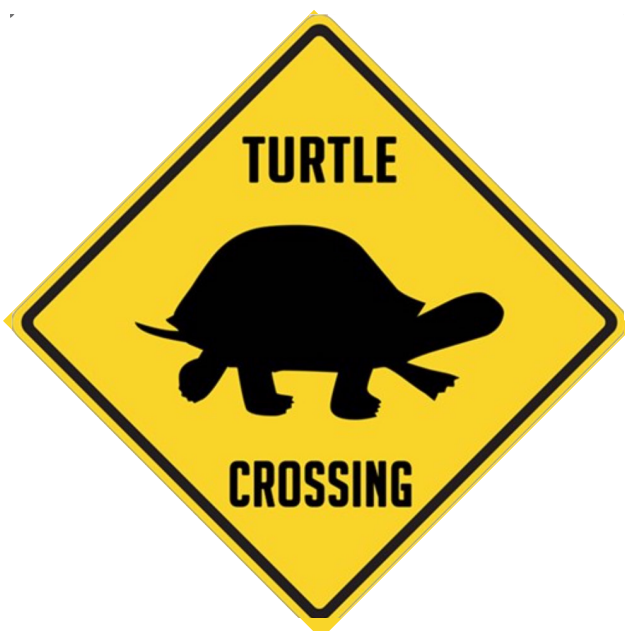
FAQ



Q: What are the rules for fishing in Wynlakes?

- A:**
- Must be a resident of Wynlakes.
 - Must have a valid Wynlakes fishing permit issued by the Wynlakes HOA. Children under 12 years of age must always be accompanied by an adult.
 - Authorized guests of residents must be accompanied by a Wynlakes resident.
 - Property owners whose property adjoins a lake may fish in areas of their property. You must accompany any guests fishing on your property.
 - The only designated fishing area for all residents is the common area of the main lake (Longneedle Drive) near the gazebo and 5th green of the golf course. Fishing is prohibited in all other areas (the golf course, on or behind private property, areas with “no fishing” signs, undeveloped areas)

Please contact Wynlakes Security at 334-279-8358 if you observe fishing from an unauthorized area.



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.



8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact Us

Amy Cohen, HOA Manager

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 August 18 at 6:30 p.m. at the Wynlakes Golf and Country Club.

VACATION HOME CHECKS

Going on Vacation? Please remember to complete a "Vacations Home Check" form, which may be downloaded from www.wynlakeshoa.com or picked up at the Vaughn Road Security Guard house. Completed forms may be submitted to the HOA office (by email or scan) or dropped off at the Vaughn Road Security Guard House.

SECURITY ESCORT

For residents who would like a "watchful eye" on them as they enter their home after dark, please call the front gate at 279-8358 and request this service.

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 Jul. 6-10 and Sept. 7 (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.