



Newsletter **April 2006**

From the General Manager, Janine Schoudel:

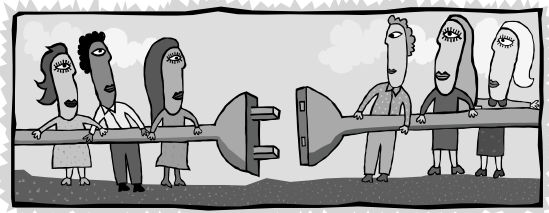
One of the many advantages of living in a community with an association is sharing with other homeowners the costs of certain maintenance, repairs, & amenities that are often too expensive for a single-family homeowner. All Wynlakes HOA members are legally bound to share those costs.

WE'RE IN THIS TOGETHER

To properly maintain Wynlakes' common areas, it is imperative that all assessments be paid in full & on time. Delinquencies throw the association's entire budget off course & negatively affect all members' property values & lifestyles.

KEEPING UP OUR END OF THE BARGAIN

To adequately maintain our community, state statutes & our governing documents give Wynlakes HOA's board of directors the authority to impose & collect assessments & other allowable charges from members. In fact, the board owes a duty to all members to make sure everyone pays.



Wynlakes
 HOMEOWNERS' ASSOCIATION

8650 Minnie Brown Rd. Ste. 114
 Montgomery, AL 36117

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PRSR STD
 U.S. POSTAGE
 PAID
 MONTGOMERY, AL
 PERMIT NO. 413

Legal Section:

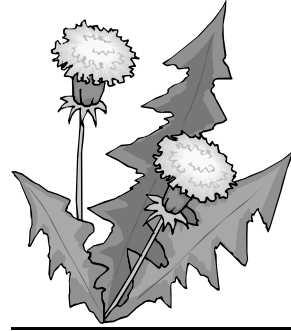
ORDINANCE NO. 29-2002

WHEREAS, the City of Montgomery is empowered to enact ordinances to protect and to promote the general public health and welfare; and

WHEREAS, overgrown grass and weeds within the City of Montgomery could be injurious to the general public's health, safety and general welfare by

1. Providing breeding grounds and shelter for rats, mice, snakes, mosquitoes and other vermin, insects and pests;
2. Attaining such heights and dryness so as to constitute serious fire threat or hazard;
3. Bearing wingy or downy seeds, when mature, that cause the spread of weeds and irritation to the throat, lungs and eyes of the public;
4. Hiding debris, such as broken glass or metal, which could inflict injury on any person going upon the property; or
5. Being unsightly; and

WHEREAS, the removal and clearance of overgrown grass or weeds must be accomplished for the overall good and protection of the public health, safety and welfare.



HOMEOWNERS' ASSOCIATION DUES

The Homeowners' Association is enforcing all rights and remedies allowed for the collection of delinquent dues to include a \$25.00 fee with the third letter. Finance charges are assessed on all delinquent dues. The homeowner fees are due January 1st & July 1st.

AROUND WYNLAKES

Birthdays:

Al Luna ~ April 3
Becky Lindsey ~ April 5
Merrily Burgos ~ April 21
Eric Cheek ~ May 5
Steve Linder ~ June 7
Kathy Schoudel ~ June 8
Lynn Samuels ~ June 16
Frank Wells ~ June 19
Linda Becker ~ June 20



Wynlakes Covenants Committee members: Steve Linder, Lee Aldridge and Larry Boese met on February 22, 2006 in the Park Place Center Conference Room.

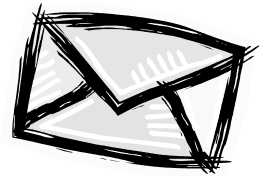


Lillian Place Book & Garden Club began the new year with a delightful meeting in

January at Jan Aaron's. Jan served a delicious lunch - chicken casserole & grape salad, as well as tasty dips & relishes; they then toured her home, viewing and discussing her many paintings. In February, they dined at Susan Davis' home. Susan had a special request to serve her Southwestern soup, along with a hot cheese dip, a vegetable tray, & a red velvet cheesecake - very pleasing to the palate. They discussed neighborhood plans & HOA's covenant issues. The book for February was Elie Weisel's Night. In March they met at the home of Becky Monroe's. She served a delicious lunch of grilled pork tenderloin with Jezebel sauce, rice salad with artichokes & shrimp, marinated tomatoes, & lemon curd tassies for dessert. The March book selected was The Ladies of Covington County. At this time, there are 2 houses for sale, 1 under construction, and 1 undeveloped lot on Lillian Place.

Job Services - Want to offer a service to other Wynlakes homeowner's such as babysitting, dog walking or yard maintenance? If so, call the HOA office to add your listing to the next Newsletter.

Mail: Guard your mail and trash from theft. Deposit outgoing mail in post office collection boxes or at your local post office, rather than in an unsecured mailbox.



Promptly remove mail from your mailbox. If you are planning to be away from home and cannot pick up your mail, call the U.S. Postal Service at 1-800-275-8777 to request a vacation hold. The Postal Service will hold your mail at your local post office until you can pick it up or are home to receive it.

To thwart an identity thief who may pick through your trash or recycling bins to capture your personal information, tear or shred your charge receipts, copies of credit application, insurance forms, physician statements, checks and bank statements, expired charge cards that you are discarding, and credit offers you get in the mail.

U.S. Postal Inspection Service (USPIS) is the law enforcement arm of the U.S. Postal Service. It has primary jurisdiction in all matters infringing on the integrity of the U.S. mail and is responsible for investigating cases of identity theft. You can locate the USPIS district office nearest you by calling the local post office or going online to www.usps.gov/websites/depart/inspect.

Mailboxes ~

There are still many homes without the new style mailbox. All homeowners should have the new style so there is continuity throughout Wynlakes. Please make an effort to join your neighbors if you do not have one. New boxes can be ordered through the HOA office, 215 - 4452.

7.22 Mailboxes. The design of all mailboxes must be approved by the Design Review Board.

If you hold an interest in a business & would like to advertise in this Newsletter, contact the HOA office, 215-4452.

~Neighborhood Concerns~

The Wynlakes HOA receives numerous calls regarding these matters:

Garbage cans, yard waste or recycle bags that are left out in front of homes during non-collection days creates an eyesore. After the designated date of pickup, the HOA requires the containers be "out of sight". Ask your lawn service to remove your grass clippings.

Scoop the Poop - please collect and dispose of pet waste. No one likes to find a surprise in their yard left by your pet.

Dogs off leashes can be threatening to others. The City of Montgomery requires all dogs to be leashed.

Catting Around - Cats are not required to be leashed but are trespassing when they enter another person's property. Please make sure your cat is not considered a public nuisance.

Missing Pets - If your pet is missing, please contact Security @ 279-8358 & they will do their best to help you locate it. Please DO NOT post signs on street signs or poles.

White flags for invisible fences - Please remove these little reminders as quickly as possible.



25 MPH - Slow Down!! Please be cautious and drive the 25 MPH speed limit. To report violators, please call the non-emergency police @ 241-2651.

Postal Service - Be courteous and avoid parking vehicles &/or placing trash containers in front of mailboxes.

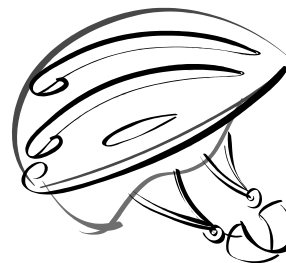
THE WYNLAKES HOA DOES NOT SPECIFICALLY RECOMMEND OR ENDORSE THE INDIVIDUALS, SERVICES, BUSINESSES OR PRODUCTS LISTED, & CANNOT BE HELD RESPONSIBLE OR LIABLE FOR ANY PUBLISHED AD.



RULES FOR BICYCLISTS

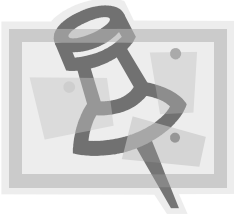
When bicycling on Wynlakes property, all residents and guests should abide by the following rules:

- #1 Obey all relevant state and local laws.
- #2 Use roads only. Bicyclists should not ride on sidewalks. If it becomes necessary to use a pedestrian path, bicyclists must disembark the bicycle and walk it until arriving at a road.
- #3 When on a road shared with automobiles, bicyclists must ride on the right side of the road, as near to the curb as possible, and with the flow of vehicular traffic. Bicyclists may make an exception to this rule when necessary to avoid an unsafe condition.
- #4 When on a road shared with automobiles, bicyclists riding in a group of two or more must ride single file on the right side of the road, as near to the curb as possible, unless specific conditions make it unsafe to do so.
- #5 Bicyclists must proceed at a safe speed at all times. Racing is expressly prohibited anywhere in Wynlakes at all times.
- #6 Bicyclists may pass on the left only after first clearly announcing their presence and intentions. Bicyclists may pass only when it is safe to do so. When being passed, bicyclists must cooperate by staying to the right and not increasing speed, unless specific conditions make it unsafe to do so.
- #7 Bicyclists must observe all traffic signs, signals, lights, and markings, as they would if they were operating an automobile.
- #8 When bicycling between sunset and sunrise, or at any other time when the quality or lack of light would otherwise create a hazard, bicyclists must equip the front of their bicycle with a white light visible from at least 500 feet, and the rear of their bicycle with a red reflector visible from at least 300 feet.



FOR YOUR SAFETY:

Regardless of state or local law, it is highly recommended that ALL bicyclists wear a helmet at all times while operating a bicycle.



F.Y.I.

Next **NR meeting** is Tuesday, May 9, 2006 @ 6 PM.

Couple's Bridge Club meets every 2nd Saturday of the month at 6 PM. This is a social group playing with your neighbors. Call JoAnne Golden for more information at 244-0005.

2006 HOA BOARD OF DIRECTORS

District 1	Lewis Figh, Treasurer	279-6849
District 2	Dick Harruff, President	274-0461
District 3	Bill Allison	244-0467
District 4	David Wills	271-6948
District 5	Wayne Sandlin	277-8979
District 6	Wally Hester, VP/Secretary	396-8735
District 7	Faye Baggiano	277-1911
District 8	Jean Mattison	409-0290
District 9	Bruce Pickette	273-4680

Please help us maintain our neighborhood and property values by following the covenants and restrictions that make this a great place to live.



General Covenants and Restrictions:

7.03 Recreational Vehicles. No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor

home or any similar items shall be stored on or at any Unit for a period of time in excess of twenty-four (24) hours, unless housed in a carport or garage, or parked beyond the building set back line and otherwise screened so that it cannot be seen from adjacent and surrounding property.

7.04 Commercial Trucks. No commercial truck, vehicle or equipment shall be permitted to be parked or to be stored at any place on the Properties. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick-up and delivery.

7.09 Temporary Structures. No temporary building, trailer, garage or building in the course of construction or other structure shall be used, temporarily, or permanently, as a residence on any part of the Properties.

7.10 Accumulation of Refuse. No lumber, metals, bulk materials (except lumber, metals, bulk materials as is usual in the maintenance of a private residence and which must be stored in such a manner so that it cannot be seen from adjacent and surrounding property), refuse or trash shall be kept, stored, or allowed to accumulate on any part of the Properties, except building materials during the course of construction of any approved structure. Builders must provide dumpsters on the property during the construction period. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pick-up is to be made, at such place on the Unit to provide access to persons making such pick-up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property. The Design Review Board, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on the Properties.

7.15 Wall and Window Air Conditioning Units. Wall and window air conditioning units shall not be permitted except with the prior written consent of the Design Review Board.

7.30 Chimney Flues. Exposed chimney flues shall be enclosed.



Mowing: Spring time is here, and along with the lovely warm weather comes the lawn mower. Please do your part to keep Wynlakes looking its best. Those of you who own vacant lots remember to keep them mowed.



There is a new Horticulture Department Manager for Wynlakes: **Wayne Smith**. His sparkle is a little different than a fresh college grad because he has been around the trade for 23 years

and has earned his credentials the old way of coming up thru the ranks. He and his wife Margie have relocated here from central California where plant material and soil types are very similar... of course they cannot wait for the humidity. He is very much looking forward to this assignment of maintaining and even improving the beautiful landscape of Wynlakes.

You may notice a few changes in our spring plantings, and here are three for you to consider for your spring planting:

Agapanthus 'Peter Pan' is a rock solid perennial that you just cannot kill in California.

Impatiens will bloom profusely in part sun or bright shade if they are not over watered and overfed. They perform best with regular light, fertilization and fairly constant moisture (while they are incredibly forgiving of wilts, too much stress too often will cause lower leaf yellowing and drop). They will likely need at least one shear during the season. Light requirements vary between series so take note when choosing. Though impatiens were born to perform in shade, please note that plants in heavy shade will bloom far less than those with more light.



Calibachoas are great for the sun. They look like miniature petunias, but are actually a separate genus altogether; loads of small blooms for an almost-solid mass of color. You may know these as "Million Bells". Good for window boxes, baskets, containers and also for a fast-moving annual groundcover. Self-cleaning - *does not need deadheading*. If kept fed, will maintain season-long bloom; tolerates light frost and may actually behave as a perennial in mild winters. Spreading habit for baskets or containers.



Fishing:

If you plan to fish in the Wynlakes community, contact the HOA office for required permit and guidelines. In addition, you must have a valid fishing license if 16 years of age or older.

We have received complaints about people fishing at the only authorized lake off of Longneedle Drive. Our Security Force maintains a presence at the lake checking fishing permits against driver's licenses. Please make sure you have these with you.

HELPFUL PHONE NUMBERS

Wynlakes

Homeowners' Association:	215-4452
Vaughn Road guardhouse:	279-8358
Maintenance:	277-5812
Golf & Country Club:	279-0297

City of Montgomery **241-4400**

Police Dept:	241-2651
Animal Control:	241-2970
Wildlife Conservation:	242-3469
Street Department:	241-2880
Montgomery County Sheriff's Dept:	832-4980
Councilman Charles Jinright's office:	272-1200
Landmark Signs:	264-0267
National Poison Control:	800-222-1222



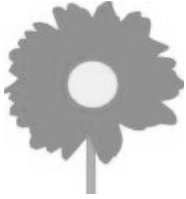
DO YOU HAVE NEWS OR INFORMATION OF INTEREST TO THE NEIGHBORHOOD?

GIVE US A CALL OR

EMAIL: wynlakeshoa@yahoo.com

This time of year. . .

HOME SALES BLOSSOM!



DID YOU KNOW. . .

WYNLAKES REAL ESTATE

FACTS?

- There were **68** homes sold in Wynlakes from **March 1, 2005**, to **March 1, 2006**.
- The average sales price was **\$455,278**.
- The average days on the market was **89**.
- The average cost/square foot was **\$130.75**.

For a **FREE** personalized statistical report in your Wynlakes area, please e-mail me or give me a call!

No obligation, no pressure.



TIA GLENN,
REALTOR
ALFA REALTY

WYNLAKES RESIDENT
(334) 462-1563
tiaglenn@msn.com

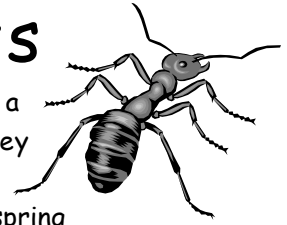
(Statistical information compiled from Montgomery Area Association of Realtors, Multiple Listing Data, from March 1, 2005-March 1, 2006.)



If/when you sell your property, let the HOA know. We will then update our database with the most current property information. All signs must meet Wynlakes signage guidelines. Contact

Landmark Signs @ 264-0267.

Fire Ants



Although fire ants are a problem year-round, they seem to be more visible and more of a nuisance as spring arrives. Mounds are more noticeable because of the wetter weather and our frequency of mowing is not up to the summer schedule yet. During this time of cooler, wetter weather, worker ants move the eggs and newly hatched eggs, called the brood, upward in the mound to just under the visible surface of the mound. This is the best time to begin treatment of the ants as they can retreat to 3' deep during the summers' hotter months.

The best treatment is constant persistence by whatever means works. If you can continually disrupt their routine, they will move to an area where they will be left alone. That might end up being your neighbor's yard, so get him on the program also.

Pesticide treatment using baits such as Amdro, Award, or Logic work very well but patience is required as they can take up to 4-6 weeks to eliminate an entire colony. Baits can be used as individual mound treatments or used to broadcast in your entire yard as fire ant workers will forage for food up to 100' from the mound. Dusts, such as Orthene, are very effective, but Orthene, in particular, smells horrible so do not plan on storing near your house. If pesticide treatment is used, carefully read the label and follow the recommended instructions.

Treatments not recommended would be burning of the mounds with lighter fluid or gasoline. Too many people have tried this and paid the price in a hospital. Very hot water has also been used on ant mounds but getting the hot water from your stove to the mound can be very dangerous.

Fire ants are here to stay, but persistent use of recommended treatments will lessen their numbers so you can enjoy the use of your backyard again.

-Dennis Weber
Golf Course Superintendent

