



Newsletter **April 2007**

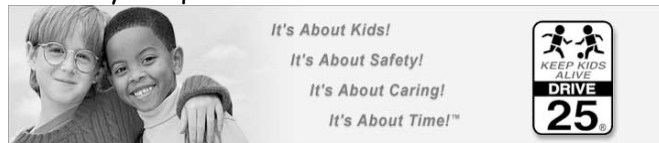
Note from the General Manager:

Spring has arrived! We hope you are enjoying the weather, beautiful flowers, and blooming trees. Wynlakes is one of the most beautiful neighborhoods in the spring, and we are making every effort to ensure it stays this way. Please help us by looking at your property as if you were an interested buyer.

Remember the Board of Directors and Neighborhood Representatives are here for you. We encourage all homeowners to get involved. If you have any information of interest to the neighborhood - please give the office a call or email: wynlakeshoa@yahoo.com and don't forget the website has all the information and forms for the Wynlakes Homeowners' Association. www.wynlakeshoa.com. ~Janine Schoudel

Safety of our children - kids on bikes / scooters shooting out into traffic - please have a talk with them and ... **SLOW DOWN!!** According to the National Highway Traffic Safety Administration, 5% of pedestrians will die when struck by a vehicle traveling 20 mph. At 30 mph, that increases to 40%. At 40 mph, it increases to 80%. And at 50 mph, 100% of pedestrians would die.

Even though a pedestrian hit at 30 to 40 mph actually has somewhere between a 20 to 60% chance of survival, the injuries sustained would obviously be quite severe.



8650 Minnie Brown Rd. Suite 114
Montgomery, AL 36117

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AROUND WYNLAKES

Happy Birthday!

Al Luna ~ April 3

Becky Lindsey ~ April 5

Merrily Burgos ~ April 21

Eric Cheek ~ May 5

Wayne Sandlin ~ May 19

Isabella Capouya ~ May 20

Rob Sandlin ~ May 23

Tes Neal ~ May 26

Steve Linder ~ June 7

Kathy Schoudel ~ June 8

Stephen van Arcken ~ June 14

Lynn Samuels ~ June 16

Frank Wells ~ June 19

Linda Becker ~ June 20

Greg Dukes ~ June 27



~ Know your Board ~

1. LEWIS FIGH, Treasurer

Resident of Wynlakes for 17 years and President of Buckmasters. Married to Rhonda with two children: Leigh, who lives in DC, and Matthew a medical student at UAB. Lewis' vision for Wynlakes is to make it the nicest, most prestigious place to live in Central Alabama. #279.6849

2. ED KENDALL, Legal

Resident of Wynlakes for 6 years and an attorney in the firm of Strickland and Kendall. Married to Allison with three children. Ed's vision for Wynlakes is to make it the best place to live that it can be while maintaining a covenant controlled neighborhood. #215.3085

3. BILL ALLISON, Finance

A retired Army officer, he and his wife, Martha John, were one of the first three Wynlakes families to move in during the fall of 1986. Martha John is director of Older Adult Ministry for Frazier UMC. They have two daughters. #244.0467

4. JOHN CHAMBLESS, Modifications

Resident of Wynlakes for 2 years and a lifelong resident of Montgomery. A 1980 graduate of Auburn's School of Architecture, John is a Principal of Brown Chambless Architects located on Commerce Street. John is married to Sharon and has 3 girls: Laura Kathryn, a freshman at Auburn, and Jordan and Maisey, both at St James. #260.0600

5. WAYNE SANDLIN, Modifications

Resident of Wynlakes for 20 years. Retired from the computer business and is currently developing Park Place Center office park. Married to Judy, with three children, and five grandchildren. It is Wayne's desire that each of us with aging properties keep a critical eye on necessary maintenance in order to keep our homes up to the standards of a premier neighborhood. #277.8979

6. WALLY HESTER, President

Resident of Wynlakes for 9 years and a Federal Veterinarian, USDA / APHIS / VS. Married to Paula with three children. Wally's vision for Wynlakes is to maintain the aesthetic appearance and property values. #396.8735

7. TONY BAGGIANO, Modifications

Resident of Wynlakes for 4 years and a retired Air Force Colonel and retired President of Robins-Gioia Corporation. Married to Faye with five children and six grandchildren. Tony's vision is to maintain the classic and prestigious place it is. #277.1911

8. JEAN MATTISON, Vice President/Secretary

Resident of Wynlakes for 11 years and a retired Registered Nurse. Married to Billy with one daughter. Jean's vision is to maintain a beautiful, safe community and property values. #409.0290

9. BRUCE PICKETTE, Neighborhood

Resident of Wynlakes for 10 years and works for General Dynamics Information Technology. He is a former Lieutenant Colonel in the Army. Married to Rita; they have two children and three grandchildren. Bruce hopes that more residents will become involved as active participants in neighborhood governance. #273.4680



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.

7.21 Use Authorized By Design Review Board. Notwithstanding other provisions here in, the Design Review Board may authorize any Owner with respect to his Unit to: (a) temporarily use a single family dwelling house for more than one family; (b) maintain a sign or other than as expressly permitted herein;

7.23 Transmission Equipment. No visible ham radios or radio transmission equipment shall be operated or permitted to be operated on the Properties. No television, radio antennas or television satellite dishes shall be permitted on the Property, unless approved by the Design Review Board.

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



ADDITIONAL SITE IMPROVEMENT STANDARDS FROM WYNLAKES DESIGN REVIEW GUIDELINES

LANDSCAPING - Any home site which shall have been altered from its natural state, shall be landscaped according to plans approved by the DRB. All shrubs, trees, grass, and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material.



With Easter and Mother's Day just around the corner...

let us help prepare your feasts.

- spiral sliced honey glazed hams
- pork roast
- beef roast (prime rib or beef tenderloin)
- selection of casseroles
- fresh salads
- delicious rolls
- dips and more!



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Neighborhood Concerns



Barking dogs - call Animal Control @ 241.2970. If the HOA office is alerted, we will send a letter to the resident, but you need to contact Animal Control. Security

will go to the house of the barking dog and let them know a complaint has been received. If complainant wishes, we will copy him/her on the letter.

Missing Pets - If your pet is missing, you may contact Security @ 279.8358 & they will do their best to help you locate it. Please DO NOT post signs on street signs or poles.

Clean up after your pets - It is offensive to leave this on other peoples' property.

Feral Cats

We have discovered a colony of feral cats living around the Country Club and surrounding areas. These cats do provide rodent control but may spread diseases and fleas to pets. Some homeowners are upset over the population and the resulting odor; others welcome the cats and even feed them. According to articles published on the subject, the ideal solution is to capture, neuter the cats and release them. However, many people do not like cats in their yard. They can destroy lawn furniture, make the yard smell like a cat box, and intimidate pets, plus carry diseases and fleas. Feral cats do depend on people feeding them to survive so one way to control the population is to quit feeding them. Animal Control will not pick up cats, so the homeowner must trap the animals and take them to the Humane Society where they are most often destroyed. Animal Control will loan the trap free of charge.



At the last Neighborhood Representatives meeting on Feb 13; Dr. Wally Hester introduced Officer Pettway from **Animal Control**, a Patrol Division of the Police

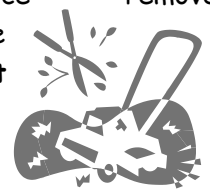
Department. He is an Officer of the Court. Officer Pettway outlined what homeowners need to do concerning dogs and cats. The Animal Control policies changed in 2007. In the past, when a dog was considered "**running at large**" (not under control of owner nor confined to a fence) the owner received a written warning. Now, every time the dog is picked up, the owner will receive a citation. The Court will fine them \$25 for the first offense, \$75 for the second offense, all additional offenses will be fined \$125 upon conviction of violation. Any dog that is impounded for a period of 5 days and appears to be sick/diseased can be put down. This mainly happens to strays. The majority of the pickups are dogs that have owners. It costs \$35 to pick your pet up and an additional \$20 per day. **Animal Control will speak with complainant about the dogs / cats that are considered a nuisance.** Examples include: smell, trespassing, barking continuously, or other noise. Animal Control will not pick up cats. The owner has 7 days to comply compared with 15 in the past. Complainant can obtain a copy of the warning. The complainant then can file it with the Magistrate Office and go to Court. Call Animal Control anytime during the night and at 7AM they will receive the message.

Next Neighborhood Representatives Meeting is Tuesday, May 8th - 6 PM at the Wynlakes Golf & Country Club.



Fishing - If you plan to fish in the Wynlakes community, contact the HOA office for required permit and guidelines.

Mowing: Spring time is here, & along with the lovely warm weather comes the lawn mower. Please do your part to keep Wynlakes looking its best & have your lawn service remove the bags of grass, not leave them on the curb. **Vacant lot owners** remember to keep them mowed. If it is not cut by the 1st & 15th of each month, the HOA will have it cut and send the owners a bill.



 **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
- National Poison Control: 800-222-1222



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Dr. K. Blake Horne, LMFT

Nancy W. Thomas, LPC

Dr. Wayne Perry, LMFT

Dr. Sydney H. Garner, Licensed Clinical Psychologist

Tim Goode, LMFTA

Dr. Hayden Center, LPC

2911 Zelda Road, Mtgmy, AL 36106
Phone: 334-262-7787



**Are You Tired of Receiving
Credit Card Applications?**

There is a new program offered by the Consumer Credit Reporting Industry that will stop letters offering new or additional credit cards. The "Opt Out" program will ask banks to stop sending them to you. People seeking to steal your identity often use these applications to obtain new credit cards in your name.

To "Opt Out" call 1 888 567.8688. You will need to provide your Social Security number. There are no costs involved with the "Opt Out" program.

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.



Lillian Place Book & Garden Club

We held the December party at Shirley Rose's where we all enjoyed food, wine, and dirty Santa. The presents were so great; we wanted them all. Also in December, we had a fabulous neighborhood Christmas party at Merrily Burgos' beautifully decorated home. Steve Chiabotti provided beef tenderloin and roast turkey with wonderful sauces and rolls with everyone else providing their best hors d'oeuvres. In January, the Club met at Becky Monroe's for a luncheon. Gerald Monroe grilled fillets for all of us, and Becky prepared a green salad, pasta dish, and a delicious cheesecake. In February, the Club met at Nila Chiabotti's for a lunch meeting. Nila served a delicious soup, boiled shrimp, green salad, rolls, and a wonderful chocolate orange cake. We selected a Janet Evanovich book for this month since several in the club had not read any of her books. In March we will meet at Jan Aaron's.

~ Shirley Rose, NR 7A

OUR GRASS

This month we look forward to our grass turning green again; what we are seeing at the moment are weeds emerging. Recommendations, for what to do and when to do it, to control these weeds is a process that we need to start immediately. You will need first to identify your grass type - for example is it Centipede, Bermuda, Tall Fescue, etc. Next step is to visit your local Nursery with this information. Or there is a good website that will help you through the entire process and provide a calendar with exactly what / when to apply. Here is the website address <http://www.scotts.com/> and click on Annual program on the left side of the page.

--Wayne Smith, Horticultural Manager



Who says there is a housing slump? No one in Wynlakes, I assure you. From March 1, 2006 until March 1, 2007, there were 125 home sales averaging in the mid \$450's in total price. That is 57 more sales than the previous year, and many of those moved within the neighborhood. The average price per square foot rose from \$130.75 in 2006 to \$131.05 in 2007 and the average days on the market actually decreased by 2 days from last year's 89 to 87 days! That is all wonderful news for you savvy Wynlakes homeowners. I was entrusted to market homes in Wynlakes this year and found intense interest from buyers around the tri-county in the unique look and sense of community found here. Illustrating that to my buyers enabled me to have my client's homes sold in an average of only 57 days. Keep up the good work, Wynlakes winners and call me, CJ Hodges (#233.5848) or cj.hodges@gmail.com or Billie Pitts at Sullivan & Wills Residential when it is time to buy a home or sell your existing one. |

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- *Villa Accommodations
- *Newly renovated 18 hole golf course
- *Dining/Banquet Facilities serving 5-500
- *Tennis-8 Rubico Courts, 3 Hard Courts
- *Fitness Facility/Group Exercise/Personal Training
- *Sitter Service

With the opening of the Swan Ballroom and newly renovated golf course, it is quite exciting to be a part of the Wynlakes Golf & Country Club. If you are not a member and would like to find out more through a tour and complimentary lunch **contact Brent Krause, General Manager, at #279.0297.**

WYNLAKES HOME SALE STATS





Discounted building materials
 Home improvement items
 Great volunteer opportunities
 Give us a call--we can help!

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 (334) 517-9920

OPEN TO THE PUBLIC

Wednesday-Friday 9am-4pm
 Saturday 8am-12pm

Our revenues support the Habitat mission in the Montgomery Area!

Please donate the following types of items:

- Appliances
- Lumber
- Lighting
- Flooring
- Windows
- Doors
- Hardware
- Furniture
- AC window units
- Storm windows & doors
- New carpet & padding
- New duct work
- Roofing material/gutters
- Drywall material
- Electrical items
- Plumbing items



Update on the new lots:

2 new lots on Wynlakes Boulevard: currently being marketed. No further work is required on the lots except that the street where the utility cuts were made in front of the lots will receive a solid paving extending 300 feet.

11 new lots on Ivy Green: Estimated completion date is end of April, weather permitting.

15 new lots on Glades Court: Anticipated date of completion is mid summer, weather permitting.



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 Office: 334-215-4491 Cell 334-799-1659



**Open Tuesday – Friday
 11:00 – 2:00 Lunch**

**Open Tuesday - Saturday
 5:00 – 10:00 Dinner**

- Tuesday night – 2 for 1 Tilapia or Chicken dinner**
- Wednesday night – Ladies Night _ off Martini's**
- Thursday night – Steak night 10 oz NY Strip w/ fries or salad (dine in only)**

and don't forget



**Martini bar
 located next door**

**3150 Watchman Drive
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 334 270.9824**

**(Across from Bruno's Shopping center
 on Vaughn Road and
 behind Buckalews Men's Store)**

DO YOU SUFFER FROM AGONIZING SPINAL DISC FAILURE?

Back Pain? Neck Pain? Numbness? Tingling?

ANNOUNCING the Spine Reconditioning System or SRS THERAPY™ at Sturbridge Chiropractic.

We use a comprehensive approach to treating back pain as an alternative to surgery. It's called Spine Reconditioning System or SRS Therapy. The focus of SRS Therapy is to combine modern and traditional technologies in back pain treatment into one comprehensive back therapy system. This allows us to treat the underlying causes of back pain...not just the symptoms. This is a proven alternative to other therapies and surgery. **Studies show up to a 75% success rate in the relief of pain.** The first step is designed to repair the damage to the spinal disc without invasive, risky surgery. The second step is designed to strengthen and stabilize the muscles and joints surrounding the spine. SRS Therapy is performed over a series of treatments. Treatment typically includes disc decompression therapy, spinal manipulation and adjunctive therapies. Patients remain fully clothed while these relaxing procedures are performed. In fact, it is not uncommon for patients to fall asleep during treatment.

What do our patients have to say?

"A surgeon told me that I had arthritis in my back and my legs". "It was so bad you could hardly stand it". "So that really got me to thinking". "Well I came over here and I was on a walker at the time. And after my third trip here I got off of my walker". "I don't really ache anymore like I did and I don't have the back problems I had". "Everybody's been real nice to me". -Earl K.

"After my car accident back in February I was having some severe back pain and I was referenced to a chiropractor through my insurance company". "So I looked them up and made an appointment and came on over to Sturbridge Chiropractic". "I can say by the second or third treatment I could tell a difference". "I could tell I was sleeping a little better, I could move better, it wasn't as tense". "They greet you when you come in the door". "It's always nice to walk into an office and receive plentiful smiles." - Shareese B.

"I've had 2 back surgeries in the past 4 years. And now I have another bulging disc and this is why I decided to come here". "My back has felt better than it has in a long time". "Actually I feel a little stronger". "I'm actually getting a little braver trying to do things I wasn't able to do before like water skiing, playing golf, playing basketball, baseball". "It's been wonderful". -Jimmy F.

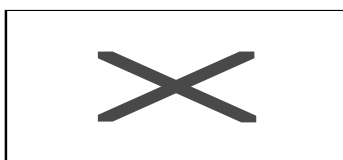
Each patient responds differently to care. Your results may vary.

About Us

At our clinic we focus upon the diagnosis and treatment of spinal related problems, and all the related components of the spine including the vertebrae, discs, nerves, the nervous system, and all the soft tissue surrounding the spine. In fact our office has performed well over 100,000 individual procedures or services specifically designed to diagnose or treat muscular skeletal problems. Our office has been voted #1 for chiropractic services in Montgomery County for two years running. We're conveniently located in the Winn Dixie shopping center at 3173 Taylor Rd (Taylor at Vaughn).

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