



A note from the General Manager:

First let me say have . . .



&

Happy 20 years Wynlakes!

You, along with the Covenants and the Homeowners' Association, help ensure that the beauty and quality of Wynlakes will endure as long as the community exists. This also protects your investment in Wynlakes as a homeowner and helps build a community of neighbors united by common principles and goals.

Some activities completed last year include: Replacing some of the older street signs, additional flowers in Lillian Place and Oak Alley, facelift to the Wynlakes Blvd wall. Repaving of District 3 and parts of District 4 and 9, new filing system at the office, filing a lawsuit against a negligent vendor. Refurbishing the entrance sign, many stop signs, and Pinecrest Guard House and the walls around it. Old Marsh Way & Pinecrest Drive gates were repaired, installing 2 traffic mirrors at Heathrow Drive & the Blvd, and requested a beautification grant among the day to day tasks.

A special thanks to all the Board of Directors and Neighborhood Representatives who volunteer their time and energy to maintain this prestigious community.

Respectfully, Janine Schoude

Wynlakes, 20 Years since Its Beginning

Carl Bartlett

During the late 1970's, Jim Wilson, Jr. began looking at property along Vaughn Road, some five miles "outside 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 be "Wynlakes". Then, as the planning was proceeding, a larger tract of land on the north side of Vaughn Road became available. After looking at the topography and discussions with engineers and golf course architects, these people convinced Jim Wilson the north side would be a better golf course layout and would provide a more sculptured look for residential development.

The first tract of land was put on the shelf, only to later become Deer Creek. The golf course community on the north side, stretching from Vaughn Road to Interstate 85, became Wynlakes, a 1000 acre residential development known for its lush landscaping and one-of-a-kind custom housing. Wynlakes was different for Montgomery. There were amenities such as lakes, landscaped common areas and a golf course in the project that highlighted a master planned community. Tagged as a "Residential Masterpiece," the development, now almost completely built out, was able to average selling over fifty lots per year from 1985 to 2005. (Continued on page 2)

INSIDE	
Legal Section.....	2
Around Wynlakes.....	3
Security.....	3
F.Y.I.....	4
Animal Notes.....	5
Covenants.....	5
Primary Neighborhood Representatives.....	6
Note from Dennis Weber.....	8
Note from Cpl. McCormick.....	8

Wynlakes... Continued from page 1

Early on many people asked why would anyone build a house five miles outside the Bypass. Today about 80% of the residential construction building permits are for homes to be constructed in the area east of the Bypass, north of the Troy Highway and south of the Atlanta Highway.

Timing has been an integral part of the Wynlakes development. With strong housing demand and an exceptionally long period of time with favorable interest rates for homeowners coupled with a growing economy, Wynlakes forged ahead and other developments soon followed. Wynlakes was discovered by people looking to build their dream home. Today, there are many residents who have built not only their dream home once but decided to build it a second time in Wynlakes, often just down the street.

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

Legal Section: According to "City of Montgomery Sanitation Dept Ordinance 48-84:

1. Roll-out container information

a) Read the directions embossed on top of the container.

f) Containers must be curbside no later than **7:00 A.M. on day of service and removed from curbside no later than 7:00 P.M. of the same day.** Sanitation crews will not return until the next service day if the container is placed curbside after your street has been serviced.

CURBSIDE RUBBISH/TRASH PICKUP:

1. Scheduled for Wednesday in Wynlakes.
2. Locate trash BEHIND curb, never in street or in front of vacant lot or on the sidewalk.
3. Have lawn service remove grass clippings.
4. **Wynlakes requires trash to be put out the same day as scheduled pickup date.** It is unsightly to have trash on the curb before the scheduled pickup date.



Lasting Impressions

You get only one chance to make a first impression, so make it a lasting impression.

Visit us for home accents and gifts.

Monday through Saturday
10:00 till 6:00

7936 Vaughn Road
at Sturbridge Village
334-277-1232

PAID ADVERTISING

Vacant lots - The HOA office spends a lot of time reminding vacant lot owners to maintain their lot. To be more efficient, if it is not cut by the 1st and 15th of each month, the HOA will have it cut and send owner a bill. This will save a lot of time, money, and paper work.

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. To avoid finance charges, attorney's fees and other collection enforcements, dues should be paid in a timely manner. The dues are **due Jan 1st and July 1st.**

Montgomery Sanitation Department 2006 Holidays

New Years - Jan 1

Garbage - Tues & Fri routes - worked on WED & FRI

Martin Luther King Jr./Robert E. Lee Birthday - Jan 16

Garbage - Tues & Fri routes worked on WED & FRI

Contact the Montgomery Sanitation Dept at 241-2753 for more info.

AROUND WYNLAKES

Birthdays:

Ann Michaud ~ December 9
 Lynda Turner ~ December 19
 Elaine Turner ~ December 28
 Deanie Allen ~ January 2
 Linda Morgan ~ January 2
 Susan Bruchis ~ January 3
 Kelly Elliot ~ January 15
 Cater Elliot ~ February 23
 Elizabeth Arabian ~ February 28
 Sally Allen ~ March 1
 Jean Mattison ~ March 3
 Frances Berryman ~ March 6
 Linda Harruff ~ March 15
 Larry Schoudel ~ March 31



Wynlakes Properties: 1025 total, approximately 41 vacant lots, 19 construction lots, & 35 properties with for sale signs.

Wynlakes Covenants Committee Members:
 Steve Linder, Lee Aldridge and Larry Boese!

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.

Interested in a Book Club?



If you are interested in starting a small book club here in Wynlakes, please call Linda Morgan at 274-9068.

New Houses - As of Dec 15, 2005, a total of 20 Design Review Board (DRB) applications were submitted for the year.

Welcome Packets - 85 for the year to new homeowners.



Your Security Force consists of:
 Chief Jones and Capt Faust: 7 years,
 Sgt Bassett: 6 years, Ofc C. Bailey and Ofc Adkins: 2 years,
 Ofc M. Bailey, Ofc Fuller, and Ofc Mullins: 1 year.

THANK YOU!

Summary of Activities for Jan - Nov 05

A. Complaint Calls

I.	Robberies	0
II.	Burglaries	
	1. Auto	4
	2. Residential	1
III.	Theft of Property	3
IV.	Trespassing	
	1. Fishing	109
	2. Soliciting	16
V.	Lost Dogs	119
VI.	Vandalism/Mischief	84
VII.	Misc. Complaints	473
	Total Complaint Calls	809

B. Security Initiated Calls

I.	Alarms	
	1. Residential	103
	2. Country Club	9
II.	Paramedics	44
III.	Fire	11
IV.	Traffic	135
V.	Unauthorized Signs	97
VI.	Vacation Homes	6425
VII.	Special Details	2554
	Street Lights, Covenant Violations, Unlocking Storage Building (daily), etc.	
	Total Calls:	10,187

Old Marsh Way Gate - Thanks to Captain Faust, Wynlakes Security, the outbound gate at Old Marsh will be replaced at NO cost to the Wynlakes Homeowners' Association. On Oct 19, Capt Faust discovered the gate destroyed & after carefully reviewing tapes & patrolling the neighborhood, found the truck responsible and we were able to recover all cost. Way to Go!

Parcel L - All 17 of the lots have closed, of the 17 lots we have received 9 DRB applications. Nice job to the builders (Allin & Assoc, Blackwell Const, Cornerstone Homes, CrossRoads Dvlpmt, Summerlin Const) for keeping the lots safe and orderly.



Broken Curbs and Sidewalks - Please contact the City of Montgomery Maintenance Department at 241-2880 to report any broken curbs or sidewalks.

Some helpful tips for your own protection

1. The next time you order checks have only your initials (instead of first name) & last name put on them. If someone takes your checkbook, they will not know if you sign your checks with just your initials or your first name, but your bank will know how you sign your checks.



2. Do not sign the back of your credit cards. Instead, put "PHOTO ID REQUIRED".
3. When you are writing checks to pay on your credit card accounts, DO NOT put the complete account number on the "For" line. Instead, put the last four numbers. The credit card company knows the rest of the number, & anyone who might be handling your check as it passes through all the check processing channels will not have access to it.
4. Put your work phone # on your checks instead of your home phone. If you have a PO Box use that instead of your home address. If you do not have a PO Box, use your work address. Never have your SS# printed on your checks.
5. Place the contents of your wallet on a photocopy machine. Do both sides of each license, credit card, etc. You will know what you had in your wallet & all of the account numbers and phone numbers to call and cancel. Keep the photocopy in a safe place. Also carry a photocopy of your passport when traveling.

Here's some critical information to limit the damage in case this happens to you or someone you know:

1. We have been told we should cancel our credit cards immediately. But the key is having the phone numbers and your card numbers handy so you know whom to call. Keep those where you can find them.

2. File a police report immediately in the jurisdiction where your credit cards, etc., were stolen. This proves to credit providers you were diligent, and this is a first step toward an investigation (if there ever is one).
3. Call the 3 national credit reporting organizations immediately to place a fraud alert on your name and Social Security number.

Here are the numbers to contact in case your wallet, etc., has been stolen ~

- 1.) Equifax: 1-800-525-6285
- 2.) Experian (formerly TRW): 1-888-397-3742
- 3.) Trans Union: 1-800-680-7289
- 4.) Social Security Administration (fraud line): 1-800-269-0271

<u>2006 HOA BOARD OF DIRECTORS</u>		
District 1	Lewis Figh, Treasurer	279-6849
District 2	Dick Harruff, President	274-0461
District 3	Bill Allison ** new **	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

Storage Units in Wynlakes, please contact Dennis Weber at 277-5812.

Chain link fencing - of any type is prohibited anywhere on a home site.

Violation letters - During 2005, 204 letters were sent out. Thanks for doing your part and correcting them.

Remember, when hiring contractors, to ensure they carry auto liability and general liability. If they have more than 5 employees, they are required by law to carry Workman Compensation.



Animal Notes



The Wynlakes Homeowners' Association values all of its homeowners, including homeowners with pets.

While we encourage you to enjoy your pets, we also want to ensure that you do not do so at the expense of other homeowners. That is why we feel it is necessary to occasionally remind all homeowners that if you have a dog or cat, use the Golden Rule.

Please collect and dispose of pet waste, keep your pets on leashes when outside your homes, and keep pet noise levels to a minimum, this is for the benefit of all Wynlakes' homeowners. Failure to dispose of pet waste creates an unclean and unhealthy environment for all. Pets that are walked off a leash can be threatening to others, particularly small children, and can run off, causing damage to the community. Also, excessive barking or howling disrupts all homeowners, particularly those who are elderly or sick, or who have small children. Compliance with these rules is needed to keep Wynlakes a pleasant place to live.

We know that the vast majority of Wynlakes' homeowners with pets comply. But, if you see anyone violating these rules, please call the person, send them a letter, or call Animal Control at 241-2970 to report any violations or to ask any questions.



General Covenants and Restrictions:

The Board of Directors is hereby empowered to promulgate and enforce general standards of

behavior and use of Properties within the Planned Unit Development known as Wynlakes. Therefore the BOD is hereinafter empowered to enforce the following covenants and restrictions and set forth policy as to enforcement thereof in accordance with Section 3.15 of the By-Laws.

7.01 Use of Property. No previously approved structure shall be used for any purpose other than that for which it was originally designed.

7.02 Subdivision or Partition. No unit shall be split, divided, or subdivided for sale, resale, gift, transfer, or otherwise. Declarant reserves the right to amend the preliminary plat for the purpose of decreasing or increasing Unit and Parcel sizes.

7.14 Business Activity.

No profession or home industry shall be conducted in or on any part of a Unit or in any improvement thereon on the Properties. The Board of Directors of the



Association, in its discretion, upon consideration of the circumstances in each case, and particularly the effect on the surrounding property, may permit a Unit or any improvement thereon to be used in whole or in part for the conduct of a profession or home industry. No such profession or home industry shall be permitted, however, unless it is considered by the Board of Directors, to be compatible with a high quality residential neighborhood. This section does not authorize or permit any business activity in violation of the zoning laws of the governing body.

(This includes: Pampered Chef, Designer Clothes, Amway, Children's Clothing, Art Shows, Silver Jewelry, garage sales, estate sales, yard sales, etc.)

Should you need another copy of the Covenants, we will be happy to provide one for you.

Pepper Tree Steaks N' Wines

Gourmet Food and Wine Market

8101 Vaughn Road 334.271.6328

We offer premium food, wines, and expert personalized service.



Distinctive foods, variety of wines, gifts & accessories are available.

Our catering service offers a huge selection of specialty dishes.

OPEN 10 AM - 7 PM
MONDAY - SATURDAY

www.steaksnwines.com



PAID ADVERTISING

Neighborhood Concerns:



During the last Neighborhood Representative Meeting, we were asked to explore the possibility of privatizing Pinecrest gate or possibly all gates. We were also tasked with

researching a way to keep our streets and sidewalks clear of trash in the days before trash pickup. (Refer to Wynlakes Covenant 7.10.) We talked to our neighbors in Towne Lake and discovered they have a policy in effect that requires the association to send 2 letters notifying the individual of the violation and then impose a \$100 fine. Towne Lake does not have debris in the streets all weekend.

Please forward all concerns or comments on both these issues to our email address or write us. We need the information in writing. Thanks.

Next NR meeting is Tuesday, February 21, 2006.

Your Primary Neighborhood Representatives are:

- | | |
|--------------------|---------------------|
| District 1 | District 2 |
| A: Learon Owens | A: Tom Brantley |
| B: Phillip Salley | B: Darrel Warner |
| C: Russell McCurdy | C: Eddie Cobb |
| District 3 | District 4 |
| A: Don Taylor | A: Stew Williams |
| B: Larry Carter | B: Julie Freeman |
| C: Bob Allen | C: Gordon Arabian |
| District 5 | District 6 |
| A: Malcomb Massey | A: John Shannahan |
| B: - | B: Jerry Kocan |
| C: Jimmy Poole | C: Dwight Cleveland |
| District 7 | District 8 |
| A: Shirley Rose | A: Sherry Benson |
| B: Mary Marshall | B: Jean Mattison |
| C: Merrilyn Lloyd | C: Chuck Carver |
| District 9 | |
| A: Helen Stewart | |
| B: Claude Moody | |
| C: Clare Fisk | |

BREAKTHROUGH FOR BACK PAIN!

RECENT STUDY SHOWS **86% SUCCESS RATE IN RESOLVING SYMPTOMS**

New Non -Surgical Treatment for Pain
Caused by Herniated and Degenerative Discs.

Now available at the Spine Institute at Sturbridge

We have good news for back and neck pain sufferers. It's called Disc Decompression Therapy. Disc Decompression Therapy is a non -invasive proven therapy that is an alternative to surgery. Disc Decompression uses specific FDA approved technology to treat underlying problems of the back and neck.

Is Disc Decompression right for you?

Obviously, we won't know until you see one of our doctors. However, if you have herniated or degenerative discs that cause neck pain, back pain or shooting pain (arms or legs) there is a good chance we can help.

We offer a FREE consultation with a doctor to see if you qualify for this exciting new treatment.

Absolutely FREE. There is no charge for consultation with a doctor. There is no charge for a screening test or the report of findings given by the doctor.

What do I do next?

Space is limited so call us at (334) 356 -1111 to schedule your FREE consultation appointment. Ask about same day appointments.

CALL NOW

(334) 356-1111



Spine Institute
AT STURBRIDGE

J Hart, DC | D Havel, DC | S McGough, DC | J Williford, DC | J Luster, DC

Due to federal law Medicare and Medicaid recipients may not be eligible for free offer. Free services do not include orthopedic or neurological testing, x-rays or treatment. ADDITIONAL CHARGES MAY BE INCURRED FOR RELATED SERVICES WHICH MAY BE REQUIRED IN INDIVIDUAL CASES. Disc decompression is a traction based procedure.

PAID ADVERTISING

 **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
Street Department:	241-2880
Councilman Charles Jinright's office	272-1200

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.

FROM DENNIS WEBER:

With the holidays upon us, our kids are going to have a lot of free time to spare. At Wynlakes we have been extremely fortunate over the years to experience minimal vandalism damage by bored kids with nothing else to do. At a development the size and prestige of Wynlakes, our exposure to vandalism is tremendous. Our decorations are especially vulnerable during this time of year as is the golf course because of the sheer size of it. As I said, we do not experience many problems and we would like to keep it that way. Vandals cause needless damage that requires your money and your laborers to repair. Please help us by calling the Wynlakes Security at 279-8358 if you suspect anything is going on that should not be, anywhere in the development including the golf course. Security will respond first and call the appropriate other departments if necessary.



Thanks to all for your help and best wishes!



From Corporal McCormick, Montgomery Police Department:
Please obey the rules of the road to include:

- 1) No parking in the alley. It is used by fire/emergency personnel. It is only wide enough for one vehicle. Fire trucks will not be able to get by to put out the fire-possibly at your house! Also neighbors will not be able to get by or Security either to protect your property.
- 2) If you park on the street in the cul de sac, the vehicle must be parked parallel to the curb, not pulled in perpendicular. If not, it could result in a ticket or your vehicle towed for blocking traffic. This is also a safety issue because the fire/rescue vehicles need to be able to turn around.
- 3) If you park on the street, you must be facing the same direction as the flow of traffic. This applies to circle sections of the roads and cul de sacs.
- 4) No golf carts allowed on the street or side walk. If the driver is stopped, they will be cited. If a parent allows their child to do it, the child will get a ticket as well as the parent for allowing an unlicensed minor to operate a vehicle.
- 5) Going on someone's property to take, rearrange or destroy holiday decorations, rolling a yard / forking a yard / or egging are all arrestable offences. Protect your children from facing this problem by telling them it is not acceptable behavior and they can be arrested.
- 6) REPORT any thing out of the ordinary immediately to Security. You do not help by seeing it and reporting it the next day. Even if you see something and later see Security stopped with the suspect, stop and let Security know what you saw, we may have them stopped for something completely different and are unaware of the other crime.

Get involved. It is your community. Help protect it.

Thank you.

Wynlakes Homeowners' Association

Park Place Center - Suite 114, 8650 Minnie Brown Road
Montgomery, AL 36117



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Email: wynlakeshoa@yahoo.com

Janine Schoudel - General Manager

Linda Morgan - Administrative Assistant