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WWW.WYNLAKESHOA.COM

Wynlakes

HOMEOWNERS' ASSOCIATION



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A NEW YEAR, NEW LOOK, NEW STAFF

2009 ended with a new look for the entrances to our community. We received many compliments on the holiday lights at the Vaughn Road and Pinecrest entrances. Hats off to our Board of Directors for making this possible. Also, we must thank the Wynlakes Women's Club for their generosity. They provided the funds and talent for the beautiful wreaths that were at the three entrances. A special thank you to Jean Wells for the beautiful bows she made for the wreaths. Some of the individual cul de sacs used the wreaths, which in past years were used on Wynlakes Boulevard, to decorate their areas.

In addition to the new look, the Wynlakes HOA office staff has had a change. Linda Morgan is now the Office Manager and Jean Mattison is the Administrative Support.

A recent change to the Board of Directors for District 4 has us saying goodbye to John Chambless, who did a wonderful job, and hello to David Wills, who has served with us before and brings a wealth of experience to the table. Our Board consists of many dedicated and talented people who serve without pay and sometimes, without even appreciation. Please join me in a big THANK YOU to all who serve in our community..

HAVE A WONDERFUL AND SAFE NEW YEAR!

January
2010

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

Please be courteous to your neighbors and clean up after your dog.

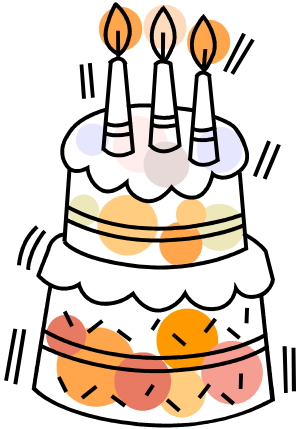


SECURITY

If anyone has a need to contact the Montgomery Police to resolve a problem would you also, please, call Wynlakes Security. We want to be aware of any neighborhood problems so we can take an active part in monitoring them. Do not forget to call them when you are out of town for any length of time so they can add you to the vacation home check list.

Call the Vaughn Road Guardhouse at 279-8358

Birthdays!



**Happy
Birthday!**

January

- 2 ~ Deanie Allen
- 2~ Linda Morgan
- 3 ~ Susan Burchis
- 3~ Eliot Capouya
- 3 ~ Lindsay Ward
- 6 ~ Carolyn Brown
- 7 ~ Bennie Dukes
- 7 ~ Savannah Phillips
- 13 ~ Adeline McCullough

March

- 1 ~ Sally Allen
- 2 ~ Kelly Capouya
- 3 ~ Jean Mattison
- 6 ~ Frances Berryman
- 15 ~ Linda Harruff
- 22 ~ Gracie Hanchrow
- 23 ~ Renea Johnston
- 31 ~ Larry Schoudele

February

- 22 ~ Lynne Irwin
- 22 ~ Jennifer Van Arcken
- 22 ~ Shirley Rose
- 26 ~ Catherine Cowden
- 13 ~ Jonathan Capouya
- 15 ~ Alexandra Phillips
- 26 ~ Jeff Johnston
- 28 ~ Rick Neal

To submit a birthday or special occasion— send an email to wynlakeshoa@yahoo.com

Did Santa bring some new toys for the backyard? A trampoline, new swing set, a play house? Please remember when placing this equipment that it must be located where it will have a minimum visual impact on adjacent properties. No one wants to look across their backyard or across the lake at a playground. Careful placement of landscaping material can screen these toys.

Are you planning to sell or rent your home? It is important that all signs meet the Wynlakes signage specifications. Also, did you know if you sell your house and the HOA is notified in advance of the closing, we will pro rate the dues so you only pay until the closing date and may be entitled to some money back from the buyer.

In the next few newsletters, we will list a few of the districts so everyone can discover the one they live in. This information is important when looking for the Neighborhood Representative that holds the vote for you.

<p>District #1 A Mid Pines Drive, Circle and Court</p>	<p>District #2 A 9500-9625 Bent Brook Drive</p>
<p>District #1 B Timbermill Drive Whisper Trace Ct 7317, 7325, 7333, 7341, Wynlakes Blvd</p>	<p>Fendall Hall Ct & Circle; Rosalie Drive 7618-7807 Wynlakes Blvd</p>
<p>District # 1 C Ivy Green Drive plus 11 lots 7424—7506 Wynlakes Blvd</p>	<p>District #2 B Wynchase Circle 7519, 7537, 7607 Wynlakes Blvd</p>
<p>District # 3 A Brittany Place 9436, 9442, 9500, 9506 Heathrow Dr. 9524, 9530, 9536, 9600 Heathrow Dr. Heathrow Downs</p>	<p>District # 2 C Wyncrest Circle 7524, 7530, 7536, 7600 Wynlakes Blvd</p>
<p>District # 3 B 9437 Heathrow Drive/9601 Heathrow Drive Babsdale Chase 9501, 9507, 9519 Heathrow Drive 9525, 9531, 9537 Heathrow Drive Heathrow Place; Huntingdon Ct.</p>	<p>District # 4 A 8080 Wynlakes Blvd/Litchfield Ct. 8013, 8019, 8025, 8031 Lakeridge Drive 8037, 8043, 8049, 8055 Lakeridge Drive 8061, 8067, 8073 Lakeridge Drive 8100, 8106, 8112 Wynlakes Blvd 8118, 8130, 8136 Wynlakes Blvd 8142, 8148, 8154 Wynlakes Blvd</p>
<p>District # 3 C 8301, 8307, 8313, 83719 Wynlakes Blvd 9406, 9412, 9413, 9418, 9424 Heathrow Dr. 8119, 8125, 8131, 8137 Wynlakes Blvd 8143, 8149, 8155 8201 Wynlakes Blvd 8207, 8213, 8219, 8225, 8231 Wynlakes Blvd Harrogate Hill/9425, 9431 Heathrow Drive</p>	<p>District # 4 B Dunleith/Gainswood 8079, 8085, 8101 Wynlakes Blvd 8107, 8113 Wynlakes Blvd</p> <p>District # 4 C Oak Alley</p>

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A.P.S.—DAVID HUDSON 334-517-8206

L.H.C.—THOMAS POUNCEY 334-320-3313

LICENSED AND INSURED

DUES

Homeowners' dues are **due January 1st and July 1st**. The Homeowners' Association enforces 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 enforcement, dues should be paid in a timely manner.

WE ARE ALL IN THIS TOGETHER

One of the many advantages of living in a community with an association is sharing with other homeowners the cost of certain maintenance, repairs, and amenities that are often too expensive for a single-family homeowner. All Wynlakes HOA members are legally bound to share these costs. To properly maintain Wynlakes' common areas, it is imperative that all assessments be paid in full and on time. Delinquencies throw the Association's entire budget off course and negatively affect all members' property values and lifestyles. To adequately maintain our community, state statutes and our governing documents give Wynlakes HOA's Board of Directors the authority to impose and collect assessments and other allowable charges from members. In fact, the Board owes a duty to all members to make sure everyone pays. Each board meeting, a list of delinquent homeowners and amounts owed are presented. While some of these past due accounts are due to bankruptcy or foreclosure, some simply refuse to pay and are forwarded to our attorney for resolution. We make every effort to collect on all past due accounts.

**New Energy Efficient Windows from
Vista now come in colors**

Vista vinyl replacement windows improve U & R values which qualifies them for the new energy efficiency tax credit up to \$1,500.00 and lowers your heating bills. They also reduce transmission of UV light that is responsible for fading drapes and furniture. Plus they now come in twelve colors and four wood grains.

B & B Vinyl Siding is the exclusive dealer of this new and exciting product. Please give them a call and let them show you how you can make your house easier and less expensive to maintain.



B & B VINYL SIDING

Bob Coon & Sons

827 Bishop Trail

Montgomery, AL 36105

Phone: 334.288.3000

Tired of painting?

Try maintenance free vinyl wrapping on the eaves and overhang of your home! Even on close inspection, it is difficult to tell this is not wood. Some homes in Wynlakes are now sporting this new look.

FREE ESTIMATES

Simonton Vinyl Replacement Windows Available

RUNNER'S ETIQUETTE

If running on the street, run on the side of the street facing on-coming traffic. This allows approaching vehicles to see you so that both you and the driver can respond appropriately as you pass each other.

1. Stay as close as possible to the curb.
2. Wear reflective clothing and vests, and use reflective tape or even a clip-on flashing light, especially at night or early morning when visibility might be low.
3. Remember that not all drivers are courteous; stay alert and don't feel like you have the right of way.
4. If you can, run on the sidewalk instead.
5. When running with a group, try to stay single file, or two abreast at most.

We have received numerous complaints about people walking and running in the streets before dawn and during dusk. Drivers cannot see you. Please follow the rules and be safe.

SITE IMPROVEMENTS:

In accordance with the Wynlakes HOA Covenants, the Modifications Committee **must approve all exterior site improvements.** **Before you begin work,** please complete an "Application for Site Improvements" form which is required for any improvements to the exterior of your home. This form can be obtained from the Wynlakes HOA office or downloaded from our website at **www.wynlakeshoa.com**. The purpose of this approval process is to ensure all properties adhere to applicable covenants and community-wide standards while protecting your investments. This includes all roofs, fences, pools, additions, patios, seawalls, decks, landscaping, driveways, painting, windows, etc.

REMINDERS:

- 1- No parking in the alley ways. It is used by emergency vehicles.
- 2- If you park on the street, according to the law, you must be facing the same direction as the flow of traffic. This applies to cul de sacs as well. **Over night vehicle parking on the street is against the Wynlakes covenants.**
- 3- No golf carts allowed on the street or side walk. It is against the law and not safe.
- 4- Rolling a yard or egging are both arrestable offences.
- 5- Golf course and paths are private property.
- 6- The owner of a unit shall provide, install and maintain the common design mailbox as prescribed by the DRB. Approved boxes can be ordered through the HOA office.
- 7- Lock your car doors and keep your garage doors closed when possible. Wallets, purses, packages, cell phones, lap tops, or firearms left in a vehicle, as well as open garage doors, are an clear invitation to criminals.
- 8- Please add Wynlakes Security to your alarm company call-up list. The Security Officers can respond much quicker than the police.

FIFTEEN HEALTH TIPS FOR THE NEW YEAR

Year after year we make resolutions to exercise regularly, eat well, and give up smoking and other bad habits. Following such basic rules can cut heart disease risk by 80 percent, diabetes risk by 90 percent and cancer risk by 50 percent, according to the Harvard Nurses' Health Study. But most of us fail to keep our promises to ourselves. Last year, The Globe asked three prominent local experts for some practical ways to get -- and stay -- healthy. To us, the advice holds up for 2010, but you be the judge.

- Wear a pedometer.
- Practice strength training.
- Don't pop too many vitamins.
- Eat at least two fish meals per week.
- Talk to the doctor about aspirin before becoming reliant.
- Drink lots of water.
- Sleep eight hours a night.
- Keep sugar and caffeine to a minimum.
- Consider acupuncture and massage.
- If you smoke, quit.
- Control your eating with more, but smaller, meals.
- Budget your food as you do your money.
- Eat three different foods at every meal.
- Realize that eating doesn't solve emotional problems.
- Don't drink too many calories.

Courtesy of Boston.com/The Boston Globe

Y - BE - LAZY
Services
I'm not, Call me!

Lawn Services A-Z	Concrete Addition A-Z
Window Cleaning	Pressure Washing
BBQ Catering	Fences, Houses
Landscaping	Fresh Fish Sales
House Repairs	

Tony Fredrick **334.315.5757**

WHERE DID THE WATER GO?

Many residents have called regarding the low water level in the lakes at Wynlakes Blvd between Pinecrest Dr. and Lakeridge Dr. and we are working on resolving the problem. On several occasions, Dennis Weber and the maintenance staff have patched the dams by filling in holes that were dug by turtles but this is not a permanent solution. Currently, we are seeking a way to repair the dams and prevent further problems based on budget restraints. We have requested the original plans for the dams for the contractors that have bid on the project. Stay tuned for further updates. Thank you for your patience.

BACK PAIN AFFECTING YOUR GOLF GAME?

IS IT KEEPING YOU OFF THE COURSE ALL TOGETHER?



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.

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ABOUT STURBRIDGE CHIROPRACTIC

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 200,000 individual procedures or services specifically designed to diagnose or treat muscular skeletal problems.

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