

# Wynlakes

H O M E O W N E R S ' A S S O C I A T I O N



Newsletter

October 2005

## A Reminder from the General Manager:



The Wynlakes Homeowners' Association is responsible for the common areas of Wynlakes and private property that does not meet

the covenant requirements, but has no authority to handle neighbor to neighbor disputes.

We appreciate all comments, suggestions and recommendation, BUT if you cannot sign or give your name, IT WILL BE IGNORED. We do not use names when we write letters to violators nor do we discuss names over the phone so please know your privacy will be respected. Thank you for your cooperation.

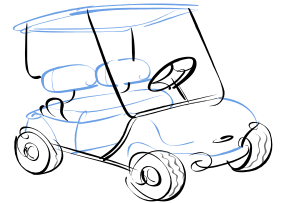
- Janine Schoudel

There are 3 ways to Contact your HOA:

- \* Email us at [wynlakeshoa@yahoo.com](mailto:wynlakeshoa@yahoo.com)
- \* Call the office at 215-4452
- \* Stop by the office in Park Place Center, Suite 114

## Insurance Information:

Check your homeowner's insurance policy and your auto insurance policy. You will find that a motorized land vehicle, not subject to motor vehicle registration (examples: golf cart, four wheeler, dirt bike, go-cart, etc.) is only covered at the insured's location. In other words, anytime you, or a family member, leave your residence on your non-registered motor vehicle---YOU ARE NOT COVERED UNDER YOUR HOMEOWNER'S OR AUTO INSURANCE POLICY. It would be a shame for someone to lose control of an uninsured vehicle and injure a pedestrian, themselves or cause an accident. Both property and liability coverage can be obtained from specialized insurance companies on individual vehicles. Check with your local agent or call 271-4800. Thank you. Don Taylor, agent. Farmers Insurance Group.



## A note from Dennis Weber -



Many homeowners are installing French drains on their property to help dry out wet areas, and I can certainly understand this as we have miles of drainage on the golf course.

However, if you have to run your French drain toward the golf course, you are required to tie into an existing drain on the golf course. If there is a ditch or lake behind your house, you can continue your pipe to dump into those areas. Please do not dead end your drain at your property line. This creates an un-maintainable swampy area on the golf course that quickly becomes very ugly. Call the Wynlakes Homeowners' Association before you or your contactor installs a French drain and they will have a representative from the golf course advise you where you need to run the drain. Thank you.



## Lillian Place Book & Garden Club

met 9-13-05 at Shirley Rose's for lunch. The members made plans for the year & received an update on neighborhood news. There are 31 occupied homes, 2 homes for sale, and 2 lots on Lillian Place. Shirley, the Primary NR, updated & distributed the new neighborhood roster. Wynlakes Women's Club newsletters were made available, & all were encouraged to join. The monthly meeting schedule was filled in, & the next neighborhood cookout will be Sunday, Oct 9. A report on health issues & the benefits of walking was presented & the next book for discussion was selected. Everyone had been so busy this summer, with trips to the lake or beach, so they had a great time just getting together for good food & company. Becky Lindsey will host the next monthly meeting.

20-05-0500



**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.

**7.11 Pipes.** To the extend of the interest of the Owners of a Unit, no water pipe, gas pipe, sewer pipe or drainage pipe shall be installed or maintained on or at any Unit above the surface of the ground, except hoses and movable pipes used for irrigation purposes

**7.31 Approved Builders List.** All improvements constructed on any Unit located within the Properties of Wynlakes shall be made by a builder from a list approved by the Design Review Board.

**7.32 Carports and Garages.** No carports or garages shall open toward the front unless approved by the DRB.

**Construction Inspection:**

On 08.18.05 a letter was sent out to all Wynlakes Builders regarding construction sites and informing them of an inspection by the General Manager to take place on 09.02.05. The following five items were to be graded:

1. Lot is neat, clean, orderly, and free of debris and litter.
2. Grass is mowed, trimmed.
3. Siltation barriers placed up each side of lot and across the front except for the 10' ingress/egress.
4. Ingress/egress area to lot covered with some type of crushed limestone, slag, gravel, etc.
5. Builders not utilizing another lot or area for purposes of storage of construction material.



Here are the results from 09.02.05:

	1	2	3	4	5	
Carriage Homes, LLC	no	yes	no	no	n/a	
Chambliss Construction	no	no	no	no	n/a	
Crystal Construction	no	no	no	no	yes	
Gould Construction	no	no	no	no	n/a	
Gould Construction	no	no	no	yes	n/a	
Gould Construction	no	no	no	no	n/a	
Legacy Homes, LLC	yes	yes	yes	yes	ok	Grea
Nathan Watson	yes	no	no	yes	n/a	
Rampy Construction	ok	no	no	yes	n/a	
Southern Comfort	yes	yes	yes	yes	n/a	Grea
Upchurch Construction	yes	no	no	yes	n/a	

Here are the results from 09.22.05:

	1	2	3	4	5	
Carriage Homes, LLC	yes	yes	no	no	n/a	
Chambliss Construction	yes	yes	yes	yes	n/a	Great!
Crystal Construction	no	ok	no	no	yes	
Gould Construction	yes	yes	no	yes	n/a	
Gould Construction	yes	yes	no	yes	n/a	
Gould Construction	yes	yes	no	no	n/a	
Legacy Homes, LLC	yes	yes	yes	yes	ok	Great!
Nathan Watson	yes	no	no	yes	n/a	
Rampy Construction	ok	yes	no	yes	n/a	
Southern Comfort	yes	yes	yes	yes	n/a	Great!
Upchurch Construction	yes	yes	yes	yes	n/a	Great!

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8. Much more! (Stop by for a visit!)



Our office complex incorporates the latest advances in technology and contemporary design, assuring our tenants access to world markets from our elegant premises in a prestigious suburban setting, located at the back entrance of Wynlakes.

Call us today (215-0505) and/or stop by for a tour of the facilities!

Park Place Center, 8650 Minnie Brown Road, Montgomery, AL 36117 Telephone: 215-0505 Facsimile: 215-4532

PAID ADVERTISING

**Parcel L** - 16 of the 17 lots have closed. The HOA has received 8 DRB applications so far. We anticipate construction throughout the next 18 months.

**Construction Activity** - No construction activities on Sunday or from 8:00 PM to 7:00 AM Monday through Saturday. If you see anyone violating this rule please call Security.



**Building Permits:**

We have received several questions regarding the need for a building permit. The answer is in the Zoning Ordinance of the City of Montgomery. "It shall be unlawful to commence the.... moving, alteration, or repair (except painting or wallpapering) of any structure, including accessory structures, until the Administrative Official of the Municipality has issued for such work a building permit...".



If/when you sell your property, please let the HOA know. We will then update our database with the most current property information, ensure dues statements and HOA correspondence, including welcome packets, are sent to the new owners.

**2005 HOA BOARD OF DIRECTORS**

District 1	Lewis Figh	279-6849
District 2	Dick Harruff, President	274-0461
District 3	Jim Franklin	409-0747
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

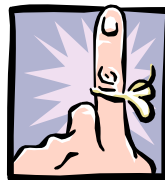


### A note from Chief Jones:

A Few Reminders: For peace of mind while you are away from your home for a weekend or an

extended vacation, Security will check your house daily, pick up newspapers, and move garbage containers back. Speed limit is 25 MPH. Golf cart and unlicensed vehicles are illegal on streets and sidewalks. Wynlakes stickers or tags help Security distinguish resident's vehicles from wanted as well as unwanted visitors. HOA has the decals. If you have an alarm system, please add Security at 279-8358 to your call up list.

**Vandalism:** The increase in vandalism to Wynlakes common property is costing the neighborhood money. One incident occurred on September 10, 2005 and involved several young men in a metallic SUV stealing 4 cases of tennis balls from the Country Club and throwing them at street lights. The results were 5 broken lights and 15 light panels destroyed. Residents are the extra eyes and ears that can help Security keep this type of problem in check. Reports to Security of tag numbers and/or names of persons involved are kept confidential. Please get involved.



# F.Y.I.

Next NR meeting is Tuesday, November 8, 2005.

**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.

**Serious 4 wheeler accident** - In August our worse fears were confirmed about having 4 wheelers /golf carts on sidewalks - please see the insurance summary from Don Taylor - Farmer's Insurance.

Please be considerate of your neighbors and keep **loud mufflers** out of our neighborhood.

**Runner/Walkers** - Please wear reflective clothing at dark.

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

**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.

**7.22 Mail Boxes.** The design of all mail boxes must be approved by the Design Review Board.

(Mailboxes: It is a federal offense to put anything into a mailbox if you are not a postal worker.)

**7.26 Walls or Fences.** No fences or walls may be erected without the approval of the Design Review Board. Chainlike or wire fences are not allowed. Unless approved by the DRB, fences along property line adjoining golf course and lakes are limited to fences which are not more than four (4) feet high and which have 50% open area.

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



### Site Improvements:

In accordance with the Wynlakes HOA covenants, the Modifications Committee must approve all exterior site improvements. Please stop by or call

the HOA office for an "Application for Site Improvements" which is required for any improvements, changes, or additions.

(This includes all fences, pools, additions, patios, decks, landscaping, etc.)

THE WYNLAKES HOA DOES NOT SPECIFICALLY RECOMMEND OR ENDORSE THE INDIVIDUALS, SERVICES, BUSINESSES OR PRODUCTS LISTED, & CANNOT BE HELD RESPONSIBLE OR





**PROPOSED 2006 HOA EXPENSE BUDGET**

CATEGORY	BUDGET
Fountain Repair	30,000
Street Light Repair	12,000
Management Service	43,400
Administrative Clerk	15,600
Ad. Clerk Payroll Taxes	1,300
Financial Administration	11,400
Holiday Decorations	500
Fireworks	4,000
Design Review	1,250
Legal/Professional	1,500
Accounting Fees	1,500
Office Expenses	19,200
Bank Service Charges	1,000
Postage	2,800
Telephone	5,000
Taxes/Licenses	2,500
Insurance	13,600
Security Payroll	155,400
Security Payroll Taxes	11,000
Security Expenses	13,000
Landscaping Maintenance	318,350
General Maintenance	8,600
Irrigation Repair	500
Nuisance Animal Control	500
Utilities-Water	20,000
Utilities-Electric	65,000
Lawn Service- Violator's Lots	4,900
Operating Reserve	13,000
Contingency	5,575
Bad Debt Allowance	7,000
Miscellaneous	<u>1,000</u>
<b>TOTAL</b>	<b><u>790,375</u></b>

For the 5th consecutive year, the Board of Directors voted **not** to increase the Homeowners' Association dues.

Final approval of the budget is scheduled for the November 8, 2005 Neighborhood Representative Meeting.

If you have any questions, call your Neighborhood Representative, your District Director, or the HOA manager.

**PROPOSED 2006 HOA INCOME BUDGET**

CATEGORY	BUDGET
Residential Assessment	750,300
Design Review Fees	1,875
Site Improvements	3,000
Late Charges	3,000
Interest Income	1,500
Capitalization Fees	0
Security Reimbursement	18,300
Electrical Reimbursement	7,500
Lawn Reimbursement	<u>4,900</u>
<b>TOTAL</b>	<b><u>790,375</u></b>



**UNSIGHTLY GARBAGE BAGS  
UP & DOWN THE STREET.**

The Sanitation Department guidelines for curbside pickup: Items should be placed on the **CURB** - not on the street. This will prevent **floating** & **flying** bags during the stormy season. Curbside pickup is **Wednesday**. Place items at curbside no longer than necessary before scheduled pickup day. Please take pride on your street so it does not become a garbage site. Remember to have your lawn service remove grass clippings. Bags of grass clippings on the curb soon start to smell and are very unsightly.

**Montgomery Sanitation Department  
2005 Holidays**

Thanksgiving Day - November 24th -  
Garbage - Tues & Fri routes - **NO CHANGE**

Christmas Day - December 25th  
(Observed December 26th)  
Garbage - Tues & Fri routes worked on **WED & FRI**

\*There is no scheduled trash pick up during holiday weeks (curbside trash collected as time permits). Contact the Montgomery Sanitation Dept. at 241-2753 for info. \*

Thursday,  
October 27th  
@ 6 PM

Live Music  
Great Food  
Wine Tasting

## RED, WHITE &

## FEST

By a bottle to donate to the American Cancer Society for auction at a Vintage Affair.  
8101 Vaughn Road, Montgomery, AL 36117 (334) 271-MEAT

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



#### **Attention Wynlakes Women !**

Join us the 1st Thursday of each month for food, fun, fashion and fellowship. Each month we enjoy different programs, such as for October - Holiday Decor, November - fitness from our very own Wendy Brendle & December - everyone enjoys our Holiday Coffee. Mark your calendar to have some "girl time".  
Hope to see you soon, Kelly Elliot - President

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



**DO YOU HAVE INFORMATION  
OR NEWS OF INTEREST TO  
THE NEIGHBORHOOD?  
GIVE US A CALL**

**Any Homeowner who would like to help with the  
Holiday decorations, please let us know!**