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WWW.WYNLAKESHOA.COM

Wynlakes

HOMEOWNERS' ASSOCIATION



OCTOBER

TWO THOUSAND EIGHT

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A note from the General Manager:

The Wynlakes Homeowners' Association needs your help again this year with our holiday decorations! All of you that have that special flair for detail and are creative, please call 215.4452 so we can coordinate an evening or day to "fluff" the holiday wreaths we have on hand. We also need to decide what else to add to decorate for this Holiday Season! This will be a great way to pull together and meet your neighbors, plus you may learn a few new decorating tips. Anyone interested in helping, please sign up before November 1st.

Unfortunately, with the last few storms our common areas and private properties have lost trees or had fallen limbs. The City of Montgomery does their best to pick up these items on Wednesday. Please have them placed out no longer than necessary. Items should be placed on the curb—not on the street or sidewalk causing a safety hazard. Contact the Montgomery Sanitation Dept. at 241.2753 for more info.

And once again, this office receives numerous complaints concerning pets. There is a leash law in Montgomery. Keep them safe on a leash and clean up after them. Be a responsible pet owner.

We would like to express our appreciation for all the Neighborhood Representatives and Board of Directors who serve our wonderful community. Thank you for your time and concern; you keep Wynlakes a great place to live. And a special thanks goes to **Lewis Figh**, outgoing Treasurer, for keeping Wynlakes solvent and thriving. Lewis devoted 4 years to the Board of Directors. Thanks Lewis!

All the best ~ Janine Schoudel





Wynlakes Women's Club

Wynlakes Women's Club held their first meeting of 2008-2009 on September 4th.

Norma Moore and her board greeted long time members as well as many new faces. Charlotte Gaston was the featured speaker and showed new fabrics and colors that are used in interior design today. After the meeting, lunch was served. On the menu was lemon chicken with pasta and Joe's Banana Pudding for dessert. Membership in the club is available to all women residents or property owners of Wynlakes. Meetings are held at the Wynlakes Golf & Country Club on the first Thursday of each month, September thru May. The club supports The Sunshine Center in Montgomery.

(From L—R back row) Anne Parramore, Secretary; Gracie Hanchrow, Telephone Chairman; Barbara Hailes, Treasurer; Judy Sandlin, VP Membership; Ann Michaud, Newsletter Chairman; and Faye Baggiano, President Emeritus.

(From L—R front row) Sandy Roehm, Historian; Shirley Rose, VP Social; Norma Moore, President; Lynda Turner, VP Programs; and Bea Walton, Sunshine Center Chairman.



Birthdays!

October

- 5 ~ Vince Lindsey
- 6 ~ Dr. Richard Brown
- 19 ~ Ernie Wolfe
- 24 ~ Jan Aaron
- 24 ~ Janie Holmes
- 25 ~ Arden McCullough
- 30 ~ Gerald Monroe

November

- 5 ~ Steve Chiabotti
- 8 ~ Jack Banker
- 19 ~ Morris Capouya
- 25 ~ Harry Holmes
- 26 ~ Randal Brown

December

- 5 ~ Donald Currie, Sr.
- 9 ~ Ann Michaud
- 10 ~ Jacki Walton
- 19 ~ Rick Miller
- 19 ~ Lynda Turner
- 28 ~ Elaine Turner
- 30 ~ Wally Hester

Happy Birthday!

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

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.



If you have not already done so... Please call the Wynlakes HOA office at 215.4452 and order the new-style mailbox.





The View from Dixie

As your representative on the Dixie Electric Cooperative Board of Trustees, I serve as the Board's Secretary/Treasurer. Part of my responsibility is to try to keep you informed of things that will affect your electric service.

Each month you receive a copy of the Coop's magazine Alabama Living. In each issue there are informative articles that will help keep you abreast of things that will affect your electric service and the cost thereof. Dixie Electric Cooperatives' CEO and manager, Gary Harrison, (also a resident of Wynlakes) and Gary Smith, CEO of Power South Electric Cooperative (Dixie's supplier of electricity) each have a very informative article in each month's issue of *Alabama Living*. I urge you to look through the magazine each month.

Wynlakes' electric infrastructure is now over 25 years old in some areas. Dixie Electric has an extensive monitoring system to try and avoid any outages of power. However, it is impossible to avoid all power outages due to storms, birds and animals as well as equipment failure.

The Board of Trustees of Dixie Electric has approved the replacement of two major overhead feeder lines in Wynlakes with underground lines. The total cost of these two projects will be around one million dollars. This is being done to improve service to Wynlakes and to avoid outages to the extent possible. It will take several months to complete these projects.

Please feel free to call me with any questions you may have concerning your member- owned cooperative.

-John Livings



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- Dr. Nelson Handal, Psychiatrist

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REMINDERS:



- * **All exterior work on a house or site must be approved before work begins.** Contact our office for the appropriate form.
- * Garbage pickup for Thanksgiving Day and Christmas Day— **No Change.**
- * **Lawn Furnishings:** No bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, birdhouses, rock gardens or similar types of accessories and lawn furnishings are permitted on any home site without prior approval of the DRB.
- * The next Neighborhood Representative meeting is scheduled for Tuesday, November 18th at 6:00 PM at the Wynlakes Golf & Country Club.
- * Speed Limit is 25 MPH — speeding through residential neighborhoods will make little difference in the time it will take to complete your trip. Remind family members and neighbors of the speed limit and common sense. 25 MPH may even be too fast when vehicles are parked on both sides and children are playing.
- * The Wynlakes Homeowners' Association does not specifically recommend or endorse the individuals, services, businesses or products listed, and cannot be held responsible or liable for any published ad.



Curbside Recycling

Dear Resident,

Let me start by saying that if you are already participating in the City of Montgomery's Curbside Recycling Program, thank you so very much. However, if you are not participating at present, we would like to encourage you to start today as we are striving for 100% participation in this neighborhood.

Facts:

1. Curbside recycling costs you nothing but a tiny bit of extra effort when discarding used items, but the savings for the landfill and environment can be tremendous.
2. Everything that is kept out of the landfill extends its life and postpones the day when garbage rates will increase significantly to support the construction of a new landfill.
3. Recycling preserves natural resources and produces less waste in many areas.
4. In Montgomery recycling also provides employment for the mentally challenged, allowing them the opportunity for gainful employment and some amount of independence.

City of Montgomery Recycling Office



Does recycling really work?

Yes! That little bit of extra effort helps eliminate more than 72 million tons of garbage each year! Source: Woman's World

A Few Tips to Make Your Kitchen More Eco-Friendly!

We all know the "hub" of the home is the kitchen. But it's also the hub of consumption and waste. The U.S. Department of Energy has stated that the fridge alone accounts for 8% of the home's energy use. Let's test your eco-knowledge and learn how you can turn your kitchen into the "environmentally conscious" heart of the home!

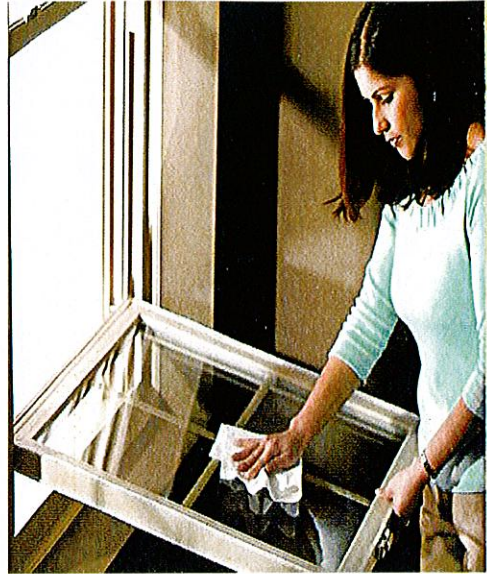
- 1. Microwave:** According to the nonprofit Edison Electric Institute, a microwave uses 90% less energy than a regular oven and about 30% less energy than a toaster oven. Use the microwave to reheat leftovers and the toaster oven for small cooking jobs!
- 2. Glass:** The American Council for an Energy-Efficient Economy (AGEEE) says that glass and ceramic pans conduct heat faster than metal, so you can reduce the oven temperature by 25 degrees for the same amount of cooking time.
- 3. Dishwasher:** An Energy Star qualified appliance will save 5000 gallons of water, \$40 in utility costs and 230 hours of your time each year, according to the Energy Star website. Run only full loads and choose the air-dry setting instead of heat-dry to save more money.
- 4. Top-To-Bottom:** Side by side refrigerators/freezers use 10-30% more energy; even if they have an "Energy Star" rating, according to AGEEE. Ice makers and chilled water options increase annual energy use too. Instead, choose an Energy Star-qualified fridge, which uses about half the energy of older models. Plus, cleaning your fridges coils yearly helps keep them in good shape!
- 5. Compost:** Fruits, veggies, coffee grinds, tea bags and eggshell scraps can all be composted with yard waste and reduce your garbage load by about 25%, according to the Environmental Protection Agency (EPA).

For more tips and information, visit **Modern Eco Homes** at www.modernecohomes.com

Energy Efficient Windows

Is it time to replace those old windows that wind whistles through and requires a hammer to open? Along with electric bills that keep going up?

Well, replacing old windows is one of the best investments for your home averaging a 91.6% return. Plus the energy savings are substantial. ProSolar—a unique soft coat Low E coating—combined with Argon gas (a harmless gas found in the atmosphere that is denser than air) drastically reduces the transfer of heat and cold. Plus it blocks up to 84% of the ultraviolet rays, which can fade carpet, draperies, and artwork.



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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.



Final approval of the budget is scheduled for the **November 18** Neighborhood Representative Meeting.

If you have any questions, call your Neighborhood Representative, Director, or the office.

Proposed for January 2009, Wynlakes HOA will ask for an increase on our base fee by **\$60.00** per year.

Proposed base fee for all properties will be **\$390** semi-annually plus neighborhood assessments where applicable.

Revenue Items

CATEGORY	BUDGET
Residential Assessment	894,180
Design Review Fees	2,500
Site Improvements	3,000
Late Charges	2,500
Interest Income	500
Capitalization Fees	0
Security Reimbursement	8,395
Electrical Reimbursement	8,400
Lawn Reimbursement	2,200
TOTAL	\$ <u>921,675</u>

Legal/Professional	1,500
Bank Service Charges	500
Postage	2,000
Telephone	13,500
Taxes/Licenses	5,000
Insurance	18,800
Security Payroll	182,500
Security Payroll Taxes	12,000
Security Expenses	15,500
Landscaping Maintenance	342,829
General Maintenance	13,750
Office Administration	77,620
Office Expenses	19,776
Irrigation Repair	500
Nuisance Animal Control	250
Utilities-Water	26,000

Operating Expenses

CATEGORY	BUDGET
Fountain Repair	10,000
Street Light Repair	12,500
Accounting Fees	1,875
Holiday Decorations	500
Fireworks	4,000
Design Review	2,000

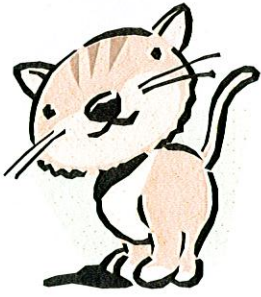
Utilities-Electric	84,000
Lawn Service- Violator's Lots	2,200
Landscape Renovation	270,000
Capital Reserve Fund	(205,170)
Operating Reserve	0
Contingency	1,245
Bad Debt Allowance	6,000
Miscellaneous	500
TOTAL	\$ <u>921,675</u>

Our neighborhood is over 20 years old and requires maintenance and renovation. The HOA began assessing the situation last year with the Landscape Committee. Site Solutions was awarded the contract to develop bid-specific documents for what has been classified as Phase 1, Vaughn Road entrance and the Wynlakes Blvd medians. Please note that the HOA Board did take the oldest neighborhood first, because of the perceived need by the Board and the landscaper. The "famous" maple trees are not included since they belong to the City of Montgomery. We are exploring all options and financial consideration with the City.

The initial rendering for Phase 1 resulted in bids of more than \$750,000. Therefore, the HOA Board had to decide the scope of refurbishment and how to pay for the improvements. The Finance Committee presented the Board with the following plan: 1. Limit Phase 1 cost to \$250,000, 2. Transfer the cost (\$250,000) from the capital reserve fund, 3. Recommend to the Association that yearly dues be increased by \$60.00 across the board, which would continue to replenish our capital reserve, 4. Seek funding assistance from Wynlakes Golf & Country Club (of note: Jim Wilson has committed \$60,000, which will be paid over the next 3 years). All of the above is included in the 2009 budget.

The HOA Board and Landscape Committee instructed Site Solutions to choose plants that will decrease maintenance cost, which is a primary concern in our refurbishment.

~Wally Hester



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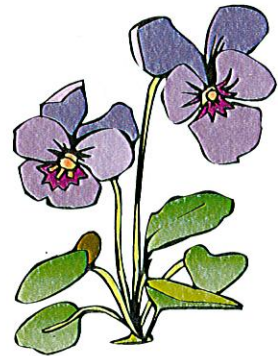
Fall in the South...

The final flowers of the season are as beautiful as the very first. And the show need not end when

cooler weather sits in. You can plant chrysanthemums, pansies, and more to brighten up your flower beds as the leaves change.

Mums: Choose plants with full buds that are just beginning to open. Water regularly. They are almost perennials in this area.

Pansies: Mulch well. Bloom in the fall and again in the spring.



Whiskers N' Wine "Bone-a-fit"

PepperTree Steaks N' Wines is hosting a Humane Society "Bone-a-fit" wine tasting on:

Friday, November 7th

5 PM — 7 PM

Cost of the event is \$15.00 per person.

Donations of pet food, litter, & pet supplies will also be accepted throughout the evening.

A "Treats for the Pet & Owner" basket will be raffled off.

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WHAT DO OUR CUSTOMERS 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".
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 "Everybody's been real nice to me". -Earl K.

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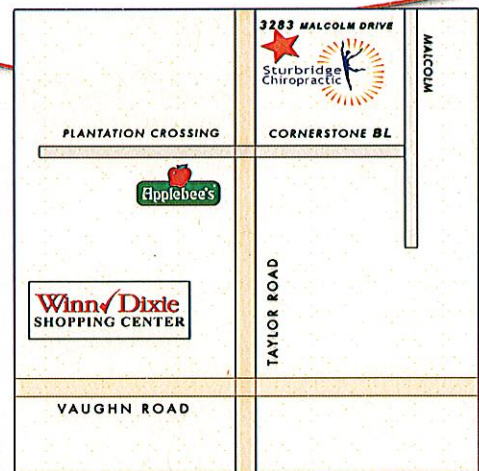


"I've had 2 back surgeries in the past 4 years. And now I have another bulging disc and this is why I decided to come here". "My back has felt better than it has in a long time". "Actually I feel a little stronger". "I'm actually getting a little braver trying to do things I wasn't able to do before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

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