



Newsletter **October 2006**

From the General Manager, Janine Schoudel:

1. Wynlakes Homeowners' Association had Neal Pate with [Pate Design](#) build us an official website: www.WynlakesHOA.com. This provides the entire covenants, forms, and other necessary information. This will be updated quarterly, or if we are ever in an emergency situation, as required.
2. The Homeowners' Association has been working on new cameras and surveillance video equipment being installed at all gates. This was a lengthy and involved process as we needed custom devices to read license plates. Work should be completed in October by Crosby Communications Company.
3. Please be aware that homeowners are responsible for the sidewalk in front of their property and it must be maintained. If you think it is in such bad condition as to warrant a safety hazard, it is your responsibility to call the city to repair it.

Dick Harruff- Outgoing President-Board of Directors:
We thank you for the role you played in the success of the Wynlakes Homeowners' Association and time you devoted for the past several years. You have been a necessary and appreciated part of this organization. **Many thanks to you!!**



Faye Baggiano- Outgoing Member-Board of Directors:
We thank you for the time & your valuable input during our meetings.

David Wills- Outgoing Member-Board of Directors:
Thank you for all the hours spent working on site modifications to ensure the covenants are adhere to in a consistent manner.

The **Wynlakes HOA** continues to depend on its residents to succeed. For every role the Board and Neighborhood Representatives play & continue to play in the daily life of our premier neighborhood, we applaud & appreciate you. We still remain surprised at the lack of response to the call for Neighborhood Representatives. We have quarterly meetings at the Club usually at 6:00 PM. It's your community - get involved!



8650 Minnie Brown Rd. Ste. 114
Montgomery, AL 36117

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PRSR STD
U.S. POSTAGE
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MONTGOMERY, AL
PERMIT NO. 413

Jim Wilson, Jr.

January 29, 1935 - September 21, 2006

We mourn the passing of Jim Wilson, Jr.

Mr. James Winfrey Wilson, Jr.
loved and respected community leader
died at 71 from cancer.

Mr. Wilson generously supported the arts,
athletics, education, and medical research.
He was a trustee of the Montgomery YMCA,
a member of the Men of Montgomery,
and member of the Royal Council of the
Montgomery Chamber of Commerce.

Mr. Wilson developed not only Wynlakes,
the Wynlakes Golf and Country Club, Eastchase,
Riverchase Galleria but more than 100 other projects.

He will be missed.

AROUND WYNLAKES

Birthdays:



Carol Brown ~ September 21
Bill Mattison ~ September 21
Dick Harruff ~ September 24
Dr. Richard Brown ~ October 6
Gordon Arabian ~ November 11
Randal Brown ~ November 26
Ann Michaud ~ December 9
Jacki Taylor ~ December 10
Lynda Turner ~ December 19
Elaine Turner ~ December 28
Dr. Wally Hester ~ December 30

Next NR meeting is Tuesday, Nov 14, 2006 @ 6 PM.



Lillian Place Book & Garden Club

first meeting of the 2006-2007 year was held at Lynne Irwin's home. Lynne always has the most beautiful floral arrangements, & this time was no different. The roses on the dining room table & in the den were gorgeous. After a delicious lunch of poppy seed chicken, fresh broccoli, congealed salad, rolls, & blueberry cake, we signed up for monthly meetings & made our social plans for the rest of this year. It was wonderful visiting with one another as we had not met since May. Our next neighborhood meeting will be Oct 16 at Shirley Hager's. Our Christmas party will be held at Merrily Burgos's, & our neighborhood chef, Steve Chiabotti, has offered to provide the meat for our party. If you remember, Steve cooked for our Club last December & the meal was divine.

~ Shirley Rose, NR 7A

We have improved our **fishing permits!** If you plan to fish in the Wynlakes community, contact the HOA office for required permit and guidelines.



Nice Work, Wynlakes Security Sgt Bailey-



Early morning on the 8th of July, a truck hit the Old Marsh Way gate, causing \$3500.00 in damage, and fled the scene. Sgt Charles Bailey did some great detective

work and located the truck. We were able to recoup all the damages from the individual's insurance company. Way to go!

Wynlakes HOA Covenants Committee:

Steve Linder, Lee Aldridge and Larry Boese met on September 13, 2006, in the Conference Room in Park Place Center to consider three cases involving homeowners identified for substandard maintenance of their yards. Each homeowner was notified of the time and date of the hearing and was afforded the opportunity to make an oral presentation and/or provide a written statement to the Covenants Committee. In executive session, the Covenants Committee reviewed the evidence and made a determination on each case. Each homeowner was notified in writing on the results of the hearing.

To provide clarification to all homeowners on the criteria used by the Covenants Committee in evaluating these cases, the following information is provided:

The Design Review Guidelines establish that all members of the Wynlakes HOA shall be keep their "shrubs, trees, grass and plantings of every kind in a well maintained, properly cultivated condition, and free of trash and other unsightly material".

In evaluating violations of the above guidelines, the Wynlakes HOA Covenants Committee considers the community standards of a "well maintained" yard to be:

- Routinely mowed (once per week in the heavy growing season);
- Sidewalks and driveways routinely edged;
- Grass and weeds in cracks in the sidewalks and driveways removed or killed by herbicide;
- Shrubbery neatly trimmed;
- Any part of the driveway visible from the street free from clutter;
- Dead grass and shrubbery removed and/or replaced.

Failure to comply with any or all the above community standards could result in a covenants violation. Repeated offenses could result in a hearing before the Covenants Committee and a possible fine.

Be a good neighbor--maintain your yard, while preserving yours and all Wynlakes homeowners' property value.



Neighborhood Watch



Recent events in the neighborhood have generated interest in a Neighborhood Watch Program. To organize a program, you need to contact the Crime Prevention Office for an appointment at 240-4800. There must be at least 60% participation in any neighborhood in order to qualify for the program. Brochures are available at the HOA office.

2007 HOA BOARD OF DIRECTORS

District 1	Lewis Figh	279-6849
District 2	Ed Kendall ** new **	215-3085
District 3	Bill Allison	244-0467
District 4	John Chambless ** new **	260-0608
District 5	Wayne Sandlin	277-8979
District 6	Wally Hester	396-8735
District 7	Tony Baggiano **new**	277-1911
District 8	Jean Mattison	409-0290
District 9	Bruce Pickette	273-4680

A word about **covenants enforcement**... Envision this; you are driving down any street in Wynlakes & thinking how nice & well kept the homes look. "Wow, look at that lawn & those flowers & shrubs look so beautiful!" The next house is even better, then all of a sudden... It is "THAT HOUSE." Everyone knows what I am talking about. It has the shrubs that are overgrown, no new mulch, (if any at all), grass in the cracks of the sidewalk & driveway, grass weed heads have baby weed heads, and a garbage cart can be seen. They are the ones that get a letter and have no idea what the problem is. Well, the fact that the house can be picked out on any street, says better than anything how it is "measuring up." Please take a look at the neighbors & how they maintain their yards. Many of us work full time & do not have the time to devote to our gardens. But please remember, "manicured" is the standard for Wynlakes lawns & shrubs and "natural" is for a pasture.



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.



Summer Fish Kills in Ponds

Every summer a few pond owners experience fish kills in their ponds. While some of the fish kills can be attributed to chemical contamination, most are due to either an algae die-off or a physical process called thermal destratification or pond turnover. Both problems result in decreases in dissolved oxygen levels in ponds. When the dissolved oxygen levels drop too low, the fish will either die directly from asphyxiation or days later due to disease outbreaks caused by stress associated with low dissolved oxygen. Summer stratification is a greater problem for fish in our ponds and may last for several weeks. This condition may develop into a major fish kill when sudden summer rains occur. These rains will cool the warmer upper layer of water enough to allow it to mix with the oxygen poor layer below. There is no way to avoid pond turnover or algae die-offs. Both are natural processes in ponds.

-Dennis Weber, Golf Course Superintendent

Mailboxes: There are still homes without the new style mailbox. All homeowners should have the new style so there is continuity throughout Wynlakes. Call the HOA office 215.4452 to order yours today.



HELPFUL PHONE NUMBERS

Wynlakes

Homeowners' Association:	215-4452
Vaughn Road guardhouse:	279-8358
Maintenance:	277-5812
Golf & Country Club:	279-0297

City of Montgomery

Police Dept:	241-4400
Animal Control:	241-2651
	241-2970

MONTH OF CHANGE



WE ARE CHANGING OUR ANNUAL PLANTINGS

It's hard to believe but the season is changing. We made it through a difficult drought, and finally a little rain has come our way! *It's time* for our summer annuals to fade out and the plan for winter planting is in the works. The target date for replanting all Wynlakes common areas is the last week of October. We are looking forward to the change in season and a beautiful new flower wardrobe.

Here's a partial list of what we will be using:

Chard. - Variety: Bright Lights. Height: up to 20". Spacing: 18-24". Exposure: Sun. Bright green leaves with stalks in colors of orange, pink, gold, red, purple and white with bright and pastel variations.

Kale. - Variety: Redbor. Height: to 3'. Exposure: Full sun. Unlike the "ornamental", head-type kales, Redbor develops its purplish-red color earlier, grows taller and is more cold-tolerant. The leaf color and curliness is enhanced as the weather gets cooler.

Lettuce. - Variety: Galactic. Broad, red, ruffled leaves the color of burgundy wine; eye catcher in the garden.

Pansies. - Beautiful color.

Poppy. - Champagne Bubbles. Height: to 24". Spacing: 10-12".

Exposure: Full sun. Blooms up to 5" in diameter; colorful blooms.

Violas. - Rebel Series. Height: 8-10". Spacing: 10". Exposure: Sun. Flower size: 1 1/2- 2". Strong, creeping habit makes it ideal for landscapes, beds, window boxes, and hanging baskets.

Panola. - Panola combines the best characteristics of pansies and violas. Panola is the ultimate multi-season landscape and garden series for spring and autumn, outperforming standard medium-flowered varieties in all kinds of conditions including exceptional over-wintering ability.

Thank y'all for your input and suggestions. Please keep the dialog coming!

-Wayne Smith, Horticulture Department Manager



Lasting Impressions

Sturbridge Village 7936 Vaughn Road
Phone (334) 277-1232
10:00 till 6:00 Monday through Saturday

Shop early for the best selection of exciting gifts and interiors in preparation for the Holidays!

Owner and neighbor Mary Marshall invites you to visit and take advantage of discounts available only to Wynlakes residents.

Simply present this ad for 25% off!

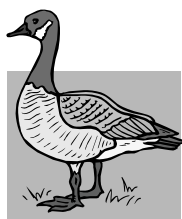
(Single full price item. Not to be combined with other promotion.)

Don't miss our booth at the Montgomery Junior League's Holiday Market October 25 - 28!

PAID ADVERTISING

The renovation of the Wynlakes Golf and Country Club golf course has provided the developer with an opportunity to add additional lots. These new lots are located in three separate locations in the development and include 125 ft., 100 ft. and 85 ft. lot frontages. On Wynlakes Boulevard close to Vaughn Road, where the golf tee for the 4th hole was relocated, 2 lots will be added. At the end of Ivy Green Drive, the relocation of the golf maintenance facility has created room for eleven additional lots, 6 of which will be located adjacent to the fairway of hole 12 on the golf course. On Glades Court, just off Lakeridge Drive, a cul de sac street, similar in design to Wyncrest and Fendall Hall Circle, is planned for 15 lots, all fronting the golf course. Site work is currently under way for the extension of Ivy Green Drive while site work for the other 2 areas will follow soon. Lots in each section will be offered for sale upon completion of the site work and the installation of utilities and streets.

Got Geese? What You Should Know about Bird Flu and Canada Geese



(ARA) – Does it seem like more bad news about Avian Flu hits the headlines and airwaves every day? How do you sort through all the information to know how much you should really worry, and what you can do to protect your family? Should you give up your pet parrot? Or shoo away the colony of Canada Geese visiting your back yard?

The good news is Avian Flu has not yet been found in the North American bird population. Human deaths from the virus, currently in the hundreds, have been limited to Asian countries so far, according to the World Health Organization. But the WHO, the unchallenged authority on Bird Flu, also considers waterfowl to be significant bearers of the disease. Whenever possible, it's best to avoid contact with wild waterfowl and their droppings, the WHO advises.

That means that while it's probably safe to keep your parrot, it's also best to keep wild waterfowl, like Canada Geese, away from close human contact. In May, the U.S. Geological Survey's National Wildlife Health Center began testing samples from a variety of waterfowl found in Alaska, including Canada Geese. Migratory waterfowl could be a source of an Avian Flu outbreak, health experts agree.

While the current risk of Canada Geese carrying Bird Flu appears low, other health concerns can be associated with the geese and their droppings. The birds can strip lawns, parks and other grassy areas, leaving behind 1 to 2 pounds of droppings per goose. The droppings can be a slip hazard, contain parasites and cause gastrointestinal illnesses in humans. Large populations of Canada Geese can cause bacteria levels to climb to unsafe levels in water used for swimming and drinking. And the geese can be a traffic safety risk at airports and as they walk along busy roads during the "molt" or flightless season in June and July.

With increasing concern over Bird Flu, demand has also risen for effective, humane ways to remove Canada Geese from areas of close human contact. Property managers try everything from trained goose herding dogs to pyrotechnics and lasers, but most of these non-lethal methods have lacked enduring effectiveness because geese eventually become accustomed to the techniques – and ultimately learn to work around them or ignore them, and lethal control is both unpopular and merely opens up a void for other geese to take over an area.

Treating the grassy areas where the geese live and feed with a compound that causes a mild, temporary digestive reaction, like FlightControl PLUS, has proved to be one of the most effective means of discouraging Canada Geese.

The compound is sprayed on the turf where geese feed and temporarily irritates their unique digestive systems. It is virtually invisible to humans but the geese can see it on the grass in the UV-light spectrum, making the irritating grass look "funny." The geese learn to recognize treated turf and avoid feeding on it.

Those who want the geese to go elsewhere treat all the turf of a property where geese are feeding, but some choose to concentrate on smaller areas where actual goose-human conflict is a concern, effectively "herding" geese to other areas.

"Molting season, when the birds lose and regrow their flight feathers, begins in late June and continues into early August. Birds are unable to fly during molt and geese will congregate in large numbers often near residential water bodies," explains Emily Perry, product manager with SePRO, marketer of FlightControl PLUS.

"The geese – and their droppings – can linger well into the fall, making it especially important to discourage them from areas where they will come into close human contact," Perry adds.

For more facts on the Avian Flu, visit the World Health Organization's Web site at www.who.int. To learn more about the goose repellent, visit www.flightcontrol.com

Courtesy of ARA Content





Budget Time



For the 6th consecutive year, the Board of Directors voted **not** to increase the Homeowners' Association dues.

Final approval of the budget is scheduled for the November 14, 2006 Neighborhood Representative Meeting.

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

PROPOSED 2007 HOA INCOME BUDGET

CATEGORY	BUDGET
Residential Assessment	771,480
Design Review Fees	2,005
Site Improvements	3,000
Late Charges	3,000
Interest Income	1,800
Capitalization Fees	3,530
Security Reimbursement	7,700
Electrical Reimbursement	7,980
Lawn Reimbursement	2,200
TOTAL	<u>802,790</u>

PROPOSED 2007 HOA EXPENSE BUDGET

CATEGORY	BUDGET
Fountain Repair	15,000
Street Light Repair	12,500
Management Service	41,000
Administrative Clerk	15,600
Ad. Clerk Payroll Taxes	4,500
Financial Administration	12,000
Holiday Decorations	500
Fireworks	4,000
Design Review	1,400
Legal/Professional	1,500
Accounting Fees	1,800
Office Expenses	15,850
Bank Service Charges	500
Postage	2,000
Telephone	3,900
Taxes/Licenses	3,600
Insurance	13,600
Security Payroll	181,900
Security Payroll Taxes	12,000
Security Expenses	20,000
Landscaping Maintenance	318,350
General Maintenance	8,600
Irrigation Repair	500
Nuisance Animal Control	500
Utilities-Water	20,000
Utilities-Electric	67,000
Lawn Service- Violator's Lots	2,200
Operating Reserve	13,000
Contingency	2,000
Bad Debt Allowance	7,000
Miscellaneous	490
TOTAL	<u>802,790</u>



UNSIGHTLY GARBAGE

The Sanitation Department guidelines for curbside pickup: Items should be placed on the **CURB** - not on the street.

Curbside pickup is Wednesday. Place items at curbside no longer than necessary before scheduled pickup day.

7.17 Garbage Containers, Oil & Gas Tanks, Swimming Pool Equipment. All **garbage and trash containers**, oil tanks, bottled gas tanks, & swimming pool equipment & housing **must be** underground or placed in walled in areas or landscaped areas so

that they are not visible from any adjoining property. Adequate landscaping shall be installed and maintained by the Owner.

Montgomery Sanitation Department 2006 Holidays

Thanksgiving Day - November 23rd -
Garbage - Tues & Fri routes - **NO CHANGE**

Christmas Day - December 25th
Garbage - **Tues & Fri** routes worked on **WED & FRI**
Curbside Trash Collected as Time Permits.

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 Sturbridge Chiropractic

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



J Hart, DC | D Havel, 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. Disc decompression is a traction based procedure. ADDITIONAL CHARGES MAY BE INCURRED FOR RELATED SERVICES WHICH MAY BE REQUIRED IN INDIVIDUAL CASES.

PAID ADVERTISING