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OCTOBER

TWO THOUSAND NINE

**INSIDE  
THIS  
ISSUE:**

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## Board of Directors

The **Wynlakes HOA** continues to depend on its residents to succeed. For every role the Board and Neighborhood Representatives play in the daily life of our premier neighborhood, we applaud and appreciate you.

**Tony Baggiano** (District 7) served for the past 3 years as a Board Member and on the Modification Committee. Thank you for all your time, service and advice! **Shirley Rose** is the new Board member for District 7. We welcome her.

The 2009- 2010 Board of Directors consist of District:

1. George Wakefield
2. Darrel Warner
3. Spencer Swan
4. John Chambless
5. Wayne Sandlin
6. Wally Hester
7. Shirley Rose
8. Jean Mattison
9. Jerry Medley

## Good bye to Janine!!

Janine Schoudel, HOA Manager for the past 5 years, resigned effective September 1, 2009 to pursue other interests. We thank her for a job well done and wish her well in her new pursuits. The Board is in the process of accepting applications for the position of HOA Manager and hopes to have someone hired in the very near future. In the interim, Linda Morgan will assume the role of Office Manager until the HOA Manager position is filled.

## A WORK IN PROGRESS

The landscape renovation continues to be a work in progress. New planters have been installed in the flower beds at the front entrance to Wynlakes and in front of the guard house and will be filled with beautiful fall flowers and greenery. You may have noticed the shrubbery on each side opposite the guard house has been removed to create a less crowded effect. The Wynlakes sign at the front entrance is an on going process. The granite has been installed and soon the logo and new lighting will be in place.

Seated L-R : Patty Meyer, Telephone Chairman; Jean Wells, Social Vice President; Judy Chipman, Treasurer.

Standing L-R: Norma Moore, Past President; Penelope Poitevint, Sunshine Chairman; Anne Parramore, President; Lynda Turner, Programs Vice President; Cyndi Carter, Secretary; Shirley Rose, Membership Vice President and Betty Ziri, Historian. Not Pictured: Ann Michaud, Newsletter Chairman.



Wynlakes Women's Club

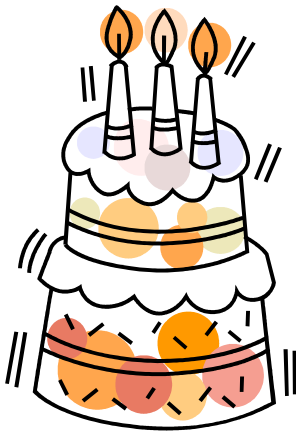
Board of Directors

2009 – 2010

The Wynlakes Women's Club meets on the first Thursday of each month. Please mark your calendar and join them!

**Needed:**

District 5B which encompasses Longneedle Place is in dire need of a first and second alternate representative for their area. Reps only meet four times a year and carry the proxy vote for all homeowners in their area. If you would like to volunteer, please contact the HOA office at 215.4452. Your participation is needed and appreciated.



# 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](mailto:wynlakeshoa@yahoo.com)

**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.**

**REMINDER: SITE IMPROVEMENTS. IF YOU ARE THINKING ABOUT MAKING AN IMPROVEMENT, CHANGE OR ADDITION TO YOUR PROPERTY, PLEASE CONTACT THE HOA FOR A SITE IMPROVEMENT FORM.**



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|-------------------------------|-----------------------------|
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| <b>Bathing &amp; Grooming</b> | <b>Safety Monitoring</b>    |
| <b>Errands &amp; Shopping</b> | <b>Memory Therapy</b>       |
| <b>Meal Preparation</b>       | <b>Companions/Sitters</b>   |

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## The Maids Home Services

### REMINDERS:

Article 7.17: Trash cans must be placed in walled in areas or landscaped areas so they are not visible from any adjoining property. Adequate landscaping shall be installed and maintained by the owner.

Has your trash can been missing lately? In recent weeks we have had several incidents of trash cans being turned over and/or removed from the homeowner's property. Our advice is to place your trash receptacle at the curb by 7:30 AM on the morning of pickup. Please remember to take it back in on the day of trash collection.

Please remember to pick up after your dogs when you are walking them. We get numerous complaints from homeowners who find that some pet owners are not being good neighbors or responsible citizens. These homeowners know who you are and where you live. BE CONSIDERATE!

### ?? ? COYOTES IN WYNLAKES ???

Yes, there have been reported sightings of coyotes in Wynlakes.

Yes, there has been evidence of mutilated cats in Wynlakes,

Yes, a newspaper article on urban coyotes has caused some concern.

Recently, we (HOA) renewed our consultative agreement with Wildlife Services, APHIS, USDA at Auburn University. Dana Johns, Wildlife Representative, met with Dr. Hester, Dennis Weber, Gracie Hanchrow, and Chief Jones on September 18, 2009 to investigate the claims of coyote sightings in Wynlakes.

Per Dana Johnson:

First, coyotes are by nature kill and harvest (eat) animals .

Second, coyotes, usually, **do not** venture into manicured environments .

Third, feral or loose dogs are most likely our perpetrators.

However, Dana Johnson and Dennis Weber will start trapping in the wildlife preserve area east of Wynlakes, near the 13<sup>th</sup> hole on the golf course.

**Please be mindful of this when allowing your dogs/cats to run the golf course.**

**In order to not attract any stray animal, do not leave animal food out at night!**

**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.

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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.**

**FREE ESTIMATES**

**Simonton Vinyl Replacement Windows Available**



**Revenue Items**

Residential Assessments	\$894,180
Design Review Fees	600
Site Improvements	1,500
Late Charges	2,500
Interest Income	1,500
Capitalization Fee	600
Security Reimbursement Income	8,400
Electrical Reimbursement Income	8,400
Lawn Service Reimbursement	500
Advertising Fees	4000
Contributions - Landscaping	20,000
<u>Miscellaneous</u>	<u>0</u>
<b><u>Total Revenues</u></b>	<b><u>\$942,180</u></b>

\*Proposed Deficit to be covered by accumulated Capital Reserve funds.

Final approval of the budget is scheduled for the **November 10** Neighborhood Representative Meeting.

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

**Operating Expenses**

HOA Manager	\$36,000
Administrative Clerk	15,600
Administrative Payroll Taxes	6,000
Financial Administration	12,000
Office Administration	1,000
Holiday Decorations	5,000
Fireworks	4,000
Design Review	500
Legal/Professional	1,500
Accounting fees	2,000
Office Expenses	26,000
Bank Service Charges	600
Postage	2,500
Telephone	4,500
Taxes/Licenses	5,000
Insurance	18,500
Security Payroll	176,000
Security Payroll Taxes	14,800
Security Expenses	25,000
Landscaping Maint/Repair	351,400
General Maintenance	11,200
Fountain Repair	12,000
Street Light Repair	12,500
Irrigation Repair	500
Nuisance Animal Control	250
Utilities - Water	30,000
Utilities - Electric	95,000
Lawn Service - Lots	500
Landscape Renovation	150,000
Capital Reserve Fund	0
Operating Reserve	0
Contingency	1,000
Bad Debt Allowance	20,000
<u>Miscellaneous</u>	<u>1,000</u>
<b><u>TOTAL OPERATING EXP</u></b>	<b><u>\$1,042,450</u></b>
<b><u>*Proposed Deficit</u></b>	<b><u>\$100,270</u></b>

The City of Montgomery has changed the Saturday trash pickup dates. As of October 1, 2009, Saturday Trash Pick-up Points for the one closest to Wynlakes (Halcyon Elementary) will be the first and third Saturday of each month between 9AM and 2:30PM.

**Curbside recycling has ended.** Halcyon Elementary will accept aluminum, paper and cardboard **ONLY** in a bag and delivered on the 1st or 3rd Saturday between 9AM and 2:30PM.

McInnis Recycling Center at 4341 Norman Bridge Road and Mount Scrap Material Company at 824 North Decatur Street are also available for dropping of your recycling at any time.

For more information call 334.241.2750.

**ELECTRONICS RECYCLING COLLECTION EVENT**

- Who? Montgomery Clean City Commission and Ecovery LLC
- What? Electronics Recycling
- Where? Paterson Field Parking Lot
- When? Friday, November 6, 2009 from 8:00AM until 2:00PM.

Ecovery will be collecting computers, copiers, printers, fax machines, stereo equipment, cell phones, cameras, word processors, modems, typewriters, electronic games, radios, camcorders, answering machines power supplies, and routers/hubs. There is a \$10 fee per television and a \$1 fee per monitor due to the high content of hazardous waste that must be disposed of properly.

**Going Green:** Most of us are aware grass clippings are good for the lawn and do not try to bag them.; but lately there has been an increase in black bags lining the streets of Wynlakes. If you must put grass clippings out, please do so close to the Wednesday pick up date. Potential new residents have commented on the bags particularly when other neighborhoods do not have them.

**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 dam 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 dam and prevent further problems based on budget restraints. Thank you for your patience.

# BACK PAIN AFFECTING YOUR GOLF GAME?

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