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DEMONSTRATION!

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WYNLAKES REFERENCES AVAILABLE

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8650 MINNIE BROWN ROAD
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MONTGOMERY, AL 36117
OFFICE: 334 215.4452
FAX: 334 215.4453
SECURITY: 334 279.8358
WWW.WYNLAKESHOA.COM

Wynlakes
HOMEOWNERS' ASSOCIATION



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FIREWORKS DISPLAY 4TH of JULY APPROXIMATELY 8:30 PM

ATTENTION! ATTENTION! ATTENTION!

Wynlakes HOA Board of Directors—Resolution #18

Debris must be placed at the street only on Tuesday or Wednesday morning by 7:30 AM (which is the normal pickup day). This is applicable except for designated City of Montgomery holidays. Property owners will receive one letter on the first violation of debris placed curbside after the normal pickup day. All violations that occur within six months and subsequent to the first violation will result in a letter informing the homeowner of a fine of \$25.00. All fines are cumulative and will be added to the Association dues.

Wynlakes HOA Board of Directors—Resolution #20

The Association will send a series of 2 letters of notification to the homeowner stating that their assessment payment is delinquent. The first letter will be sent to the delinquent homeowner on the 1st of the second month of the billing cycle (February/August) reminding them they are delinquent and have 10 days to pay in full or the amount will be turned over to our attorney. The second letter will be sent on the 15th of the second month of the billing cycle (February/August) informing the homeowner if payment is not received in 10 days, they must contact the attorney for payment which will include the collection costs and filing fees. Accounts must be forwarded to the attorney on the 1st of the third month of the billing cycle (March/September). Monthly statements will be mailed for the January and July cycle only.

Street Signs
We have completed the task of replacing the street signs and hope to start on the stop signs soon. If we have missed a street sign, please call the office at 215-4452 so we can have it fixed immediately.

Vaughn Road Fountain
The large fountain is scheduled to be pulled in July and a permanent solution found for anchoring it. It pulled loose again from the mooring and wrapped three lines around itself.

CREATURE COMFORTS
PET SITTING SERVICES

(334) 263-7297

www.petsloveus.com

Whether traveling for work or play, let Creature Comforts care for your pets in the comfort of their own home. Your pets will follow their established routine and receive individual attention in familiar surroundings.

Free initial consultation Service available 365 days per year

Medication administered Mail and newspaper pickup

References available

Bonded and Insured and serving pet owners since 1998

First visit is FREE to New Clients with a 3 day booking

**JULY
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.

Birthdays!

July

- Nancy Banker ~ 5
- Norma Moore ~ 8
- Bill Allison ~ 9
- Fran Dukes ~ 10
- Steven & Yvette Gorden ~ 11
- Mike Irwin ~ 11
- Maryanne Farrar ~ 13
- Henry van Arcken ~ 15
- Lem Gorden ~ 17
- Cheryl Kiefer ~ 17
- Janine Schoudel ~ 17
- Shirley Hager ~ 18
- Doris Wolfe ~ 23
- Roy Hager ~ 26
- Mickey Phillips ~ 28
- Scott Jackson ~ 30

August

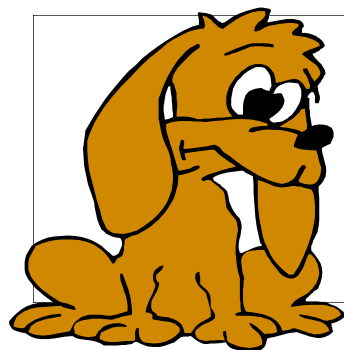
- Jack Hanchrow ~ 2
- Randal Brown ~ 3
- Rhonda Figh ~ 3
- Tony McCullough ~ 6
- Kristen Banker ~ 11
- Cota Cheek ~ 11
- Chris Schoudel ~ 13
- Nila Chiabotti ~ 25
- Taylor Brown ~ 27
- Rhonda Cheek ~ 30
- Kelley Jackson ~ 30

September

- Abi Capouya ~ 1
- Josie Gorden ~ 1
- Becky Monroe ~ 2
- Shell Payton ~ 2
- Brett Banker ~ 7
- Lewis Figh ~ 7
- Kathryn van Arcken ~ 13
- Jeannette Hendryx ~ 15
- Bruce Pickette ~ 15
- Rita Pickette ~ 16
- Carol Brown ~ 21
- Billy Mattison ~ 21
- Carmen McCullough ~ 22
- Dick Harruff ~ 24
- Martha John Allison ~ 30



Happy
Birthday!!



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

We are seeing more invisible fences now and ask that you remove the white flags as quickly as possible. Also, it is important to keep our furry friends from barking incessantly and annoying the neighbors.

WYNLAKES HOMEOWNERS ASSOCIATION (HOA)

NEIGHBORHOOD REPRESENTATIVES DUTIES AND RESPONSIBILITIES

The Neighborhood Representatives are the focal point of communication between individual owners (members), the HOA Manager, and the Board of Directors. The responsibilities and duties of a Representative require someone willing to work to help the Association, be well informed, and to be responsive to the members.

Definitions and procedures established in Bylaws and Covenants.

1. Wynlakes is divided into nine districts; each district consists of three neighborhoods. A neighborhood will normally consist of 30 to 40 properties.
2. Each neighborhood will have at least three representatives, elected by a majority of their neighborhood members. The representatives will select a primary (chair) and secondary representative. These representatives will also constitute the Neighborhood Committee.
3. Neighborhood Committees nominate Directors and determine the nature and extent of services, if any, to be provided to the neighborhood by the Association in addition to those provided to all members of the Association in accordance with the Bylaws and Covenants.

Neighborhood Representatives should:

- Be active in the items outlined in "A" above.
- Understand the Bylaws and Covenants of the HOA to help other members.
- Attend quarterly and other special meetings of the HOA.
- Work with their District Board Director and the HOA Board on the budget and other issues.
- Welcome new members to the neighborhood and give them a Welcome Packet provided by the HOA Manager.**
- Assist HOA office in keeping an up-to-date listing of all members in their neighborhood.**
- Be the conduit for communications between the HOA and the neighborhood members. Attempt to resolve member concerns or pass them on to the District Board Member, or the HOA Manager, and on to the HOA Board, if necessary. Likewise, distribute information from the HOA Board and HOA Manager to the neighborhood members.

Neighborhood Committees.

1. Each Neighborhood Committee should annually select the next year's Neighborhood Representatives and determine the primary and alternate representatives and nominate a District Board Director by August 31.
2. The three Neighborhood Committees should meet and select the District Board Director from the neighborhood nominees by September 15.

2010 Holiday Trash Pick-Up Schedule

INDEPENDENCE DAY—JULY 4, 2010 (OBSERVED MONDAY, JULY 5, 2010):

GARBAGE: Monday & Thursday routes worked Tuesday & Thursday;
Tuesday & Friday routes worked Wednesday & Friday

LABOR DAY—MONDAY, SEPTEMBER 6, 2010:

GARBAGE: Monday & Thursday routes worked Tuesday & Thursday;
Tuesday & Friday routes worked Wednesday & Friday

COLUMBUS DAY—MONDAY, OCTOBER 11, 2010

GARBAGE: Monday & Thursday routes worked Tuesday and Thursday;
Tuesday & Friday routes worked Wednesday & Friday

VETERANS DAY—THURSDAY, NOVEMBER 11, 2010:

GARBAGE: Monday & Thursday routes worked Monday & Wednesday;
Tuesday & Friday routes—No Change

THANKSGIVING DAY—THURSDAY, NOVEMBER 25, 2010:

GARBAGE: Monday & Thursday routes worked Monday & Wednesday;
Tuesday & Friday routes—No Change

CHRISTMAS DAY—DECEMBER 25, 2010 (OBSERVED FRIDAY, DECEMBER 24, 2010):

GARBAGE: Monday & Thursday routes worked Monday & Wednesday;
Tuesday & Friday routes worked Tuesday & Thursday



FREQUENTLY ASKED QUESTIONS

DOES THE CITY PICK UP DEAD ANIMALS? Yes, dead animals up to the weight of 50 pounds will be removed from the right of way on residents' property. For removal please call (334) 241-2515.

WHAT CAN I RECYCLE? Residents may recycle paper (no shredded), aluminum, steel cans and number 1 & 2 plastics. For more information, please visit Sanitation Department's Recycling link.

DO YOU PICK UP BUILDING MATERIALS? No. Building debris, such as scrap lumber, plaster, roofing, concrete and other materials resulting from demolition, construction or remodeling will be the responsibility of the owner, contractor or tenant.

WHAT TIME SHOULD MY TRASH OR GARBAGE BE PLACED FOR SERVICE? The rollout container must be at the curb no later than 7:00 am on pick up day and removed no later than 7:00 pm the same day.

WHY WERE MY LOOSE LEAVES AND GRASS NOT PICKED UP? Grass and pine straw must be containerized at all times. Leaves must be containerized, except during October 1 through April 15 of each year. During this period, leaves must be placed in piles separate from other trash behind the curb.

Saturday pick-up points will be in operation on 1st & 3rd Saturday of each month.

OPERATING HOURS: 9:00 AM TO 3:30 PM

JULY 2010

Police: Keep Golf Carts off Sidewalk!

(article originally published in the Montgomery Advertiser, Saturday, May 29,2010)

The Montgomery Police Department has received several complaints and concerns from residents regarding the use of golf carts on the streets and sidewalks in the city limits.

Operating golf carts on the street or sidewalk is a violation of state motor vehicle laws.

Police will issue citations to those violating the law, the release states.

Please ensure that you are not encouraging your children to break the law.



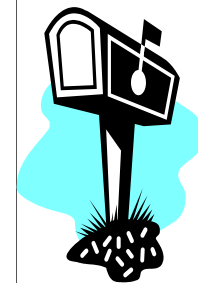
It is almost time to elect our Neighborhood Representatives and Board of Directors for the upcoming year; please volunteer and take an active role in your community. Thank you to all who have volunteered!

Board of Director Change:

Effective May 17, 2010 District Nine Director changed from Jerry Medley to Carol Canale. Mr. Medley has done a wonderful job of representing the district and serving on the Board. Thank you for a job well done and we will miss you. Ms. Canale has been a representative in District 9 for a number of years and will bring that experience to the Board. Welcome, Ms. Canale. We look forward to working with you.

The Wynlakes HOA and BOD wish to express their appreciation for the many homeowners in our community that respond so quickly and pleasantly to our letters. We try to ensure that our letters are worded in such a way as to be a reminder, and, occasionally everyone needs one. Lately, we have mailed a great many letters letting people know about the change that will be effective 1 July regarding debris on the curb and we appreciate the kind responses. Many homeowners are anxious to protect their property values and realize when the neighborhood is covered in bags/piles of debris, we do not present a premier picture. We are working with the City to arrange one week in the spring and fall to schedule more curbside pickups for debris.

Mailbox



If you have a problem with your mailbox, or if it is damaged and needs to be replaced, please call Walter Vest at 334-657-5215. Mr. Vest of Quality Mailboxes will handle all of your mailbox problems. The HOA will no longer provide or replace mailboxes.

Leaky Mailbox?

Here are directions for stopping the water leaks :

Reach inside the mailbox and put a No.10 lock washer (ext. tooth) onto each one of the screws. Next, put a 1/4 inch nylon lock nut (20 size) on each of the screws and tighten as tight as you can get it with a wrench or pair of pliers. Then put a coating of waterproof, freeze-proof silicone (preferably clear) on and around each screw head on top of the mailbox. Follow that with a good thick gob of the silicone around each screw, lock washer and lock nut on the inside of the mailbox. (The lock washers, lock nuts and silicone can be purchased at Home Depot or Lowes).

Submitted by Mr. Ed Carnes

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 334.244.0005.



Must Knows for Mowing, Tips for Trimming and Words of Wisdom on Weeds

Mowing

- Mow grass to the proper height using a mower with a sharp blade. Never cut off more than one third of the turf when mowing. Grass needs the surface area of the blade to sustain itself. Removing too much of the blade creates an environment ripe for disease.

Trimming/Edging Your Lawn

- Trimming or edging your lawn is like putting the icing on the cake—not required, but it adds so much to the manicured touch. To some, trimming or edging is an extravagance and needless extra effort and expense. Yet to others, the lawn just isn't finished unless it has been trimmed or edged. What's the difference between edging and trimming? Edging is a vertical cut and trimming is a horizontal cut. Both use different pieces of equipment or attachments. Trimmers are usually done with heavy nylon string that rotates in a circular motion, parallel to the ground. Edgers usually have a short metal blade similar to a lawn mower blade, but it is positioned perpendicular to the ground. Remember, the difference between a good lawn and a great lawn may only be a trimming or edging away.

Keeping Weeds Out of Shrub and Flower Beds

- Hand-weeding is the oldest form of weed control and is still of great value in maintaining landscapes. It is most effective and easiest when plants are small. Hoeing can also effectively remove weeds. Hoeing should be shallow, so that the root systems of desirable plants are not disturbed. Another fast and effective method is to contract with a professional lawn service for chemical treatment of weeds.



Called in Concerns...

Vacant Lots: The HOA office spends a lot of time reminding vacant lot owners to maintain their lots. To be more efficient, if it is not mowed by the 1st and 15th of each month, the HOA will have it cut and send the owner a bill. This will save the HOA time, money and paperwork.

Trash Cans: We have received numerous complaints regarding VISIBLE trash cans. Our covenants state trash cans cannot be visible from any adjoining property. If it is visible from the street, it is visible from an adjoining property. Please keep trash cans out of sight and take them back in after pickup.

Paddle Boats—Covenant 7.24: No person shall, without the written approval of the Association, do any of the following on any part of the Common Area: (a) use motor boats on any lake, pond or stream, (b) boat or fish.....

Missing Pets: If your pet is missing, you may contact Security at 279-8358 and they will do their best to help you locate it. Please DO NOT post signs on street signs or poles. If you find a pet or see a lost pet, please call Security so they can notify the pet owner.

Rules...our country was founded on them. We live by them every day...banking rules, traffic rules, school rules, and the common rules of courtesy. Most of us bought homes on the east side because there were rules. Rules keep the neighbor from rebuilding his car in the drive way, painting his shutters purple, building a basketball court next to your bedroom window or cleaning out his garage on the day of your open house. Rules protect us. When Wynlakes was a young community, a survey was taken asking residents what they wanted from the HOA. First on the list was aesthetics, second property appreciation, and then security. Wynlakes and its residents do provide all three. Most of our residents follow the rules; and, when reminded of a violation, they respond quickly and pleasantly to handle it. We want to thank the great majority of residents who quietly go about following the rules and for being good neighbors and citizens. If following the small number of rules chafes your free spirit, please remember Wynlakes, Deer Creek, Sturbridge, Towne Lake, Coventry, Hampstead, and Somersetall have rules.

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. Many homes in Wynlakes are now sporting this new look.

FREE ESTIMATES

Simonton Vinyl Replacement Windows Available

B & B Vinyl Siding

Bob Coon & Sons

827 Bishop Trail

Montgomery, AL 36105

PHONE: 334.288.3000

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 which 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

