

8650 MINNIE BROWN RD
SUITE 114
MONTGOMERY, AL 36117

Wynlakes

HOMEOWNERS' ASSOCIATION



OCTOBER

TWO THOUSAND SEVEN

INSIDE THIS ISSUE:

Women's Club 2

Birthdays 2

Planning Commission Meeting 2

Neighbors 3

Talking Trash 3

Proposed 2008 Budget 4

Your neighbors 5

Animals and Rabies 5

Dixie Electric 6

Neighborhood Representatives 7

Getting Ready for the Holidays!

The Wynlakes Homeowners' Association needs your help this year with our holiday decorations! All of you that have that special flair for detail and are creative, please call the office at 215.4452 so we can coordinate an evening or day to "fluff" the holiday wreaths we have on hand. We will 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 call Janine or Linda, 215.4452 to sign up before November 1st.



Board of Directors

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

Out-going Board members:

Bill Allison (District 3) served the past 2 years.

Bruce Pickette (District 9) served the past 3 years.

Thank you both for all your time and advice!

Spencer Swan and Jerry Medley have joined this upcoming year.

The 2007—2008 Board of Directors consist of District

- 1: Lewis Figh,
- 2: Ed Kendall,
- 3: Spencer Swan,
- 4: John Chambless,
- 5: Wayne Sandlin,
- 6: Wally Hester,
- 7: Tony Baggiano,
- 8: Jean Mattison,
- 9: Jerry Medley.

Our Board's composition is a strong, balanced blend of skills and experience, allowing it to offer guidance in areas important to Wynlakes.

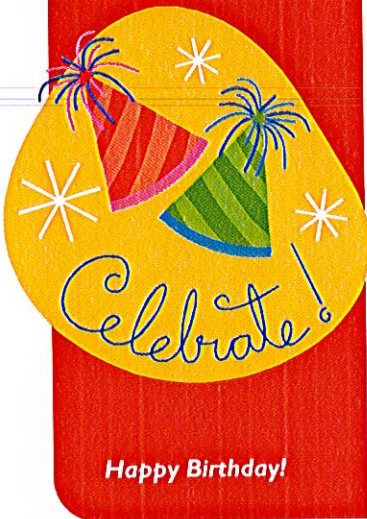


2006—2007 Board Members: (L—R) Bruce Pickette, John Chambless, Wally Hester, Jean Mattison, and Lewis Figh. Not Pictured: Ed Kendall, Bill Allison, Wayne Sandlin, and Tony Baggiano.

Wynlakes Women's Club



Officers for 2007-2008
 (L to R) Ann Michaud,
 Tanya Rogers, Judy
 Sandlin, Norma Moore,
 Bea Walton, Anne
 Parramore, & Gracie
 Hanchrow, Not pic-
 tured: Barbara Hailes,
 Shirley Rose, & Judy
 Chipman.



Dear Wynlakes Women,
 Welcome back to the 2007—2008 year of the Wynlakes Women's Club. I hope each of you had a fun filled summer with your family and friends. Your Board has been very busy this summer planning another exciting year for the Wynlakes Women.
 The Club meets every first Thursday of each month

September – May at 10 am in the Swan Ballroom at the Wynlakes Golf & Country Club. A different and entertaining program starts the meeting, followed by a brief business meeting, adjourn, and have lunch.
 Anyone residing in our neighborhood may join the Wynlakes Women's Club – you do not have to be a member of the WG & CC. Please contact Judy Sandlin

at: 277-8979 for more information.

- Norma Moore, President

****Ladies Daytime Bridge****

Wynlakes Women's Bridge Club is open to all bridge players belonging to WWC. We meet the fourth Friday of each month at WG & CC at 9:00 AM. For additional information, call Joanne Golden, Bridge Chairman – 244.0005.

Birthdays

October

- 5 ~ Vince Lindsey
- 6 ~ Dr. Richard Brown
- 24 ~ Jan Aaron
- 24 ~ Janie Holmes
- 30 ~ Gerald Monroe

November

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

December

- 9 ~ Ann Michaud
- 10 ~Jacki Taylor
- 19 ~ Rick Miller
- 19 ~ Lynda Turner
- 28 ~ Elaine Turner
- 30 ~ Wally Hester

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

Planning Commission Meeting

On September 27, EastChase Land Company requested a revised master plan to change office and multi-family residential to commercial use and revise the guidelines for multi-family for the property directly behind Wynlakes. The request is for approval of retail shops along EastChase Parkway and the apartment/multi-family development is proposed to be developed with 288 units, 12 - 3 story buildings with 24 units each, and a clubhouse. While many attended to show their opposition, 5 speakers: Jean Mattison (VP of Wynlakes HOA Board represented herself and the Board), Sam Mitchell (President of Coventry HOA), David Payne, Dorsey Morrow, and Mitch McGuire voiced concerns. The Planning Commission, at the request of Greg Calhoun, postponed a decision until the October 25th meeting and instructed the developer to meet with the homeowners of Wynlakes and Coventry.

**Next meeting is
 October 25
 at 5 PM—
 City Hall**

Neighbors—a great asset



Do you know your neighbors?

Are they good friends or someone you just wave at when picking up the mail? Either way, we must use good manners and remember we are not alone. We live in a community and our behavior, good or bad, determines whether we are good citizens or undesirable. We teach our children how to play in a group by abiding by the simple rules of good behavior.

1. Respect other people's property (their yard, their car, their house).

Do not let your pets or children run free.
 2. Follow the rules. Rules protect your property values. Often people buy in a covenant compliant community but do not read the rules or follow them.


3. Use common courtesy. Keep the noise level down when you think people might be sleeping. Pull your garbage can in so no one has to look at it, drive around it, or walk around it on the sidewalk. Have your land care person remove grass clippings instead of letting them sit for a week at the curb. When walking on the sidewalk with friends, move into single file when approaching other people.

All complaints between neighbors can be handled by applying these simple rules.

Talking Trash

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. Do not dump your grass clippings into the lake.

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.



the Samaritan Counseling Center, Inc.

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Individual, marital, and family counseling for adults and adolescents.

Dr. K. Blake Horne, LMFT
 Nancy W. Thomas, LPC
 Dr. Wayne Perry, LMFT
 Dr. Sydney H. Garner, Clinical Psychologist
 Tim Goode, LMFTA
 Dr. Kenyon Knapp, LPC

2911 Zelda Road
 Montgomery, AL 36106
 Phone: (334) 262-7787

Montgomery Sanitation Dept.

Thanksgiving Day - Nov 22nd
 Garbage - Tues & Fri routes - **NO CHANGE**

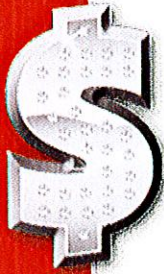
Christmas Day - Dec 25th
 Garbage - **Tues & Fri** routes worked on **WED & FRI**

Curbside Trash Collected as Time Permits.



Please be courteous to your neighbors.

Proposed 2008 Budget



Final approval of the budget is scheduled for the November 13, 2007 Neighborhood Representative Meeting.

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

Proposed base fee for all properties will be \$360 semi-annually plus neighborhood assessments where applicable.

INCOME BUDGET

CATEGORY	BUDGET
Residential Assessment	834,660
Design Review Fees	2,100
Site Improvements	3,000
Late Charges	3,000
Interest Income	1,550
Capitalization Fees	3,530
Security Reimbursement	8,000
Electrical Reimbursement	7,980
Lawn Reimbursement	2,200
TOTAL	\$ 866,020

EXPENSE BUDGET

CATEGORY	BUDGET
Fountain Repair	15,000
Street Light Repair	12,500
Accounting Fees	1,800
Holiday Decorations	500
Fireworks	4,000
Design Review	1,400

Legal/Professional	1,500
Bank Service Charges	500
Postage	2,000
Telephone	13,500
Taxes/Licenses	5,000
Insurance	14,000
Security Payroll	181,900
Security Payroll Taxes	12,000
Security Expenses	14,500
Landscaping Maintenance	334,467
General Maintenance	12,000
Office Administration	76,400
Office Expenses	16,500
Irrigation Repair	2,000
Nuisance Animal Control	500
Utilities-Water	30,000
Utilities-Electric	69,000
Lawn Service- Violator's Lots	2,200
Operating Reserve	15,000
Contingency	2,353
Bad Debt Allowance	7,000
Miscellaneous	500
TOTAL	\$ 866,020

Mission Statement:

"The purpose of the HOA is to ensure Wynlakes remains the premier residential community in Montgomery by providing well maintained and attractive common areas, 24 - hour area surveillance, and consistent enforcement of the governing covenants and restrictions. These duties and responsibilities will be governed by an elected Board of Directors, with

direct input from Neighborhood Representatives, in an efficient and prudent manner to assure all homeowners receive appropriate services, and preserve their property value."

Proposed for January 2008, Wynlakes HOA will ask for an increase on our base fee by \$60.00 per year. Our neighborhood is over 20 years old and requires maintenance and

security which have increased in cost over the years. We are fortunate that this is the first increase in six years. Our neighbors in Deer Creek have seen an increase of 10% every year since 1996 until 2007 which was only 7%.

Sorry for the increase, but this is in order to ensure we can sustain our property values.

Need someone to watch the kids?



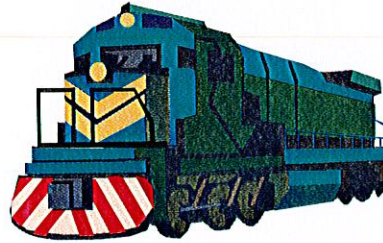
Hello! My name is Michelle Siembida and I am the new babysitter on the block! If you are tired, stressed, or just want to get away from the kids, I am here to watch them and make sure nothing happens to them!

Then I'm here to help!

You can contact me at:
356.1067 ~
7025 Wynlakes Blvd.

Just call or come over to schedule a time to watch the little ones!

I am CPR certified and know basic First Aid.



MODEL RAILROADERS...

New Wynlakes resident seeking other model railroaders, especially HO-scale modelers. Please contact lazered@aol.com, or Ed at 272.6884

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.

Animals and Rabies

During the warm summer months in the South, we spend a great deal of time in the outdoors. We share this time with a lot of wild animals like bats, rats, raccoons, and skunks. Unfortunately, any of these animals can carry an infectious viral disease called rabies which can be transmitted to people and pets. Because rabies is a fatal disease, the goal is to prevent human exposure and to ensure anti-rabies treatment if exposure occurs. If you are bitten by a rabid animal, wash the affected area immediately and seek medical advice. Whenever possi-

ble, the animal should be captured for testing.

In order to protect yourself and your pets from this disease:

- Never handle unfamiliar animals, wild or domestic, even if they appear friendly.
- Never pick up a dead animal (bird, bat, rat, etc) with your hands. Use a shovel or some tool to place it in a plastic bag or container and dispose of it.
- Have all animals tested for rabies if exposure to

people or pets occurs.

- Be a responsible pet owner by keeping vaccinations current for all dogs and cats.



Protect your pets!



"Gary Harrison, CEO/ general manager for Dixie Electric Cooperative, and John Livings, your representative on Dixie Electric Cooperative's board of trustees (and former president of the Wynlakes HOA), both live in Wynlakes"

Dixie Electric Cooperative Changing Transformers

Dixie Electric Cooperative is your member-owned electric cooperative that currently serves approximately 21,000 members in eight Alabama counties, including: Bullock, Lee, Lowndes, Macon, and Montgomery. Our mission is to provide you, the member-owners, with reliable electric service at the most economical cost possible.

During the late 1960s, Dixie Electric Cooperative, at the request of developers, installed submersible transformers in Arrowhead, Rolling Hills, and Wynlakes. These three neighborhoods are the only areas where Dixie installed submersible transformers.

While aesthetically pleasing, they have proven to be very problematic. Some of the problems encountered are: becoming filled with water, fire ants, and grass clippings. This causes the transformer to overheat, which accounts for the majority of power outages experienced in Wynlakes.

Padmounted transformers are the industry standard for use in the installation of underground facilities and are utilized by electric utilities across the country. This type of transformer can be found throughout Montgomery, including neighborhoods such as Deer Creek, Huntington Ridge, Sturbridge, Towne Lake, and in sections of Wynlakes that were developed since the mid-90s.

Several years ago, representatives of Dixie met with Wynlakes' Neighborhood Representatives and the HOA Board to discuss the problem and to make the HOA aware of the need to replace the transformers.

The removal of a submersible transformer will occur when a transformer fails, as well as when Dixie's crews identify conditions that are indicators of potential problems in the future. In either instance, the old unit will be removed and the vault filled with dirt. The padmounted transformer

will then be installed over the area where the submersible transformer was originally located. The new transformers have identification as required by the National Electric Safety Code (NESC), as well as location and size information for use by Dixie.

Gary Harrison, CEO/ general manager for Dixie Electric Cooperative, and John Livings, your representative on Dixie Electric Cooperative's board of trustees (and former president of the Wynlakes HOA), both live in Wynlakes. The Livings' have a padmounted transformer in their front yard and the Harrisons currently have a submersible in their yard that will eventually be replaced with a padmounted unit.

Dixie Electric Cooperative asks for your indulgence and understanding when transformers are replaced.



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Primary Neighborhood Representatives

1A: Learn Owens

1B: Phillip Salley

1C: John Porter

2A: Tom Brantley

2B: Darrel Warner

2C: Eddie Cobb

3A: Nancy Gilreath

3B: Larry Carter

3C: Bob Allen

4A: Stewart Williams

4B: Julie Freeman

4C: Aubrey Pitman

5A: Malcolm Massey

5B: Catherine Flowers

5C: Jimmy Poole

6A: John Shannahan

6B: Linda Morgan

6C: Pete Pedersen

7A: Shirley Rose

7B: Alma Collier

7C: Steve Linder

8A: -

8B: Jean Mattison

8C: Chuck Carver

9A: Helen Stewart

9B: -

9C: Carol Canale

The NR are the focal point of communication between individual owners, the HOA manager, and the Board of Directors.

Thank you for serving!!



Pepper Tree Steaks N' Wines

*Cordially invites you to our
Holiday Showcase & Wine Tasting*

Date: November 16th, 2007

Place: 8101A Vaughn Road

Time: 2pm to 7pm

Come let us help you with your holiday shopping!

-Gourmet Gift Baskets

-Gift Certificates (volume discount available)

-Steak Gift Paks

-15% off all cases of wine!

-25% off all Holiday Giftware!



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DO YOU SUFFER FROM
AGONIZING SPINAL DISC FAILURE?

Back Pain? Neck Pain? Numbness? Tingling?

ANNOUNCING the Spine Reconditioning System or SRS THERAPY Ô at Sturbridge Chiropractic.

We use a comprehensive approach to treating back pain as an alternative to surgery. It's called Spine Reconditioning System or SRS Therapy. The focus of SRS Therapy is to combine modern and traditional technologies in back pain treatment into one comprehensive back therapy system. This allows us to treat the underlying causes of back pain... not just the symptoms. This is a proven alternative to other therapies and surgery. **Studies show up to a 75% success rate in the relief of pain.** The first step is designed to repair the damage to the spinal disc without invasive, risky surgery. The second step is designed to strengthen and stabilize the muscles and joints surrounding the spine. SRS Therapy is performed over a series of treatments. Treatment typically includes disc decompression therapy, spinal manipulation and adjunctive therapies. Patients remain fully clothed while these relaxing procedures are performed. In fact, it is not uncommon for patients to fall asleep during treatment.

What do our patients 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". "I don't really ache anymore like I did and I don't have the back problems I had". "Everybody's been real nice to me". -Earl K.

"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.

Each patient responds differently to care. Your results may vary.

About Us

At our clinic we focus upon the diagnosis and treatment of spinal related problems, and all the related components of the spine including the vertebrae, discs, nerves, the nervous system, and all the soft tissue surrounding the spine. In fact our office has performed well over 100,000 individual procedures or services specifically designed to diagnose or treat muscular skeletal problems. Our office has been voted #1 for chiropractic services in Montgomery County for two years running. We're conveniently located in the Winn Dixie shopping center at 3173 Taylor Rd (Taylor at Vaughn).

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