



# OCTOBER 2018

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## 2019 Budget Released

See page 8 for more details.

## What is an easment?

Who is responsible for maintaining an easment? Check out the FAQ section on page 6 to learn more.

## HOA Office closed

The HOA office will be closed October 8 (Columbus Day), November 19-22, and December 20-January 2.

## FROM YOUR HOA BOARD PRESIDENT

Greetings! I'll be brave and guess more people look forward to fall than do not. It's not only the foliage and cooler temps, but a season full of activities unlike the others. Halloween, Thanksgiving, Christmas, New Year's Eve -what's not to like? The flip side to all this activity is stress. The HOA hopes it will not add to your stress as we report on our latest activities.

To begin with, I want to report on possible projects for 2019. In August, the Board met to discuss the projects noted below and establish relative levels of support. Subsequently, they were briefed to the Neighborhood Representatives on August 21st. The Board has made no commitment to fund these projects. That will come after the 2019 budget is approved at the Annual Meeting in November.

**Project #1: Perform maintenance on the Vaughn Road wall.** As discussed in the April newsletter, the wall has deteriorated in places. To preclude further damage, these very visible problems should be repaired. A more robust option is to remove the vine and do a complete inspection/repair of the wall. This would also involve installing a fiberglass mesh in the "cementitious basecoat" and sealing with an acrylic finish. The objective is to make certain the wall remains structural sound for the foreseeable future. *Read more on page 2.*



## MORE FROM THE HOA PRESIDENT

**Project #2: Extend the landscape design on Vaughn Road to the lake.** In the fall of 2016, the Board renewed the landscape along Vaughn Road. The existing shrubs were removed and five varieties of new trees and shrubs were planted creating a new border on the HOA common area. The effort stopped short of the lake and left the pump and electrical structures exposed. The objective of this project is to create a continuous common appearance along Vaughn Road and cover these unsightly structures.



**Project #3: Paint the trim on the guard houses.** This relatively low cost project would make the guard houses stand out, particularly the one on Pinecrest. Since the gates are new and painted “Wynlakes Green,” the trim would match the gates and enhance the appearance of the back entry.

**Project #4: Renew island #10 on Wynlakes Boulevard between Gainswood and Dunleith.** There are nine pear trees on the island with pine straw ground cover. One tree was removed last year because it was leaning and a hazard. The remaining pear trees are in poor shape, some having mistletoe which is a parasite. The project envisions removing the trees and replacing them with oaks, Japanese maples and crepe myrtles. At each end of this island low growth hollies or roses would complete the permanent landscape. Seasonal color (i.e., annuals) would match the appearance on Island #9.



**Project #5: Paint Gazebo on Longneedle.** The gazebo is on HOA common area and has not been maintained. It requires paint and minor repair work. This is a relatively low cost fix. However, the Board entertained the idea of creating a common lakeside amenity for the entire community, not just the residents in the immediate area. A conceptual drawing was considered adding a flagstone walkway, trees, and shrubs (boxwoods and crepe myrtles) to the immediate area. The addition of several benches in the gazebo and along the HOA common area for fishing would create an inviting destination for all residents to enjoy the lake, not just those in the immediate area.

*Read more on page 3.*

## **MORE FROM THE HOA PRESIDENT**

By late October the Board should have firm bids for these projects and be able to determine priorities based on the proposed 2019 budget

**Maple Trees** In early September, approximately 25 maples along the Boulevard were flagged for removal. As before, homeowners were given the opportunity to “opt out” of this HOA initiative to remove trees that were either dead or had bare branches indicating an irreversible decline. Further, once the tree is cut and the stump is ground, sod will be installed after the grass has gone dormant, usually mid to late November.

**Cooperation** It makes it much easier on your HOA staff, the volunteers on the respective committees, and the Board if homeowners attempt to follow the Covenants and Resolutions. The goal of these documents is to maintain current property values even when growing them is problematic. That said, all the answers to maintaining the exterior of your property are not spelled out in these documents. Much if it comes down to common sense. Cut and edge the lawn, treat for weeds, trim shrubs, trim trees and remove dead ones, pressure wash as needed. The overwhelming majority of residents don't need a reminder. However, some do. Please take an objective look at your property and pledge to “do better,” particularly if you have received a gentle reminder from the HOA staff.

**Holiday Wishes** On behalf of all of us that are your HOA, we wish you a fall of lasting memories with family and friends as you carry on with your holiday traditions.

Gary J. Oos

*President*

## Mailbox Maintenance

We have noticed some mailboxes could use some TLC (e.g., painting, straightening, or replacing missing numbers). The Community Wide standard is the familiar “heavy duty” mailbox approved by the Design Review Board when the community was developed. While rugged, eventually they show their age. Please maintain the appearance of your mailbox and replace in kind.



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**Ann Michaud**

Broker/Owner

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**ann@annmichaud.com**



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Ann Michaud is your best source for buying and selling a home in Montgomery. As a REALTOR® and long time resident of Wynlakes, she has been involved with the neighborhood since construction began. Ann uses her expertise, experience and vision to help people feel confident and secure in their Real Estate transactions. A 37 year old tradition of integrity that shows in every home sold.

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**Q:** *Do I need to submit a Site Improvement Application if I am doing improvements in my backyard, even if these improvements cannot be seen from the street?*

**A:** The short answer is “yes.” The Declaration of Covenants, Conditions, and Restrictions does not distinguish between what’s visible from the street, and what’s not. Article VI, Paragraph 6.02 states, “Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the Modifications Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation.” In a few cases, it appears homeowners have mistakenly concluded the lack of visibility gives them discretion regarding obtaining HOA approval. That is not true. In fact, often an unapproved backyard modification comes to the HOA’s attention from a neighbor who claims they are being adversely impacted. Bottom line: Modifications Committee approval is required for all NEW exterior improvements before work begins. For additional information, see the Modifications Committee Guidelines document on the HOA website or call the HOA office.

**Q:** *What is an Easement? Who is responsible for maintaining it?*

**A:** According to the Plats and Research Supervisor for the City of Montgomery, “An easement is permission given by a property owner to another to use a portion of the property for an agreed upon use.” Utility easements are standard on developed land and are clearly identified on plats. Respective utility companies have the right to access designated portions of private property in order to install and maintain their equipment providing service to the customer. That said, an easement does not absolve the owner from the responsibility of maintaining the property.

The existence of the easement does not entitle public access to private property. Easements are for access by designated personnel and, of course, for the exclusive use of the owner. Finally, to clear up a misconception, the shoreline on our lakes is private property whether or not it has an easement, and not for use by residents who do not own property abutting the lakes.

### *Holiday Decorations Reminders*

As the holiday season approaches, guidelines stated in Resolution 21, "Event/Holiday Decorations & Religious Observations," apply. All seasonal and event decorations will be limited to display during the following periods and times:

- Halloween: 14 days before and 7 days after the event
- Traditional Holiday Season: November 15 thru January 15
- Lighted decorations and/or displays may be illuminated only from dusk until 12:00 A.M.

# THE DOODY SQUAD



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## 2019 Proposed Budget

One of the “must do” responsibilities of the Neighborhood Representatives is passing the annual Budget. This will be voted on at the Annual Meeting on November 13th. Primary and Alternate Neighborhood Reps are welcome to attend the meeting; however, the Alternate may vote only when the Primary is absent. First and foremost, contact your Neighborhood Rep if you would like an issue or concern added to the agenda. Alternatively, the HOA staff is always available to answer your questions and try to resolve problems in a time sensitive manner.

<b>2019 Operating Budget</b>	
<b>Revenue</b>	
Residential Assessments	\$987,500
Late Charges	\$750
Interest Income-Opt	\$650
Interest Income-Cap	\$650
Security Reimbursement	\$9,360
Electric Reimbursement	\$8,400
Advertising Fees	\$3,000
Covenant Fines	\$100
Miscellaneous	\$4,000
Lawn Service Reimbursement	\$2,500
<b>TOTAL</b>	<b>\$1,016,910</b>

<b>2019 Capital Reserve Budget</b>	
Vaughn Road Wall Repair	\$55,000
Fountain Replacement	\$25,000
Longneedle Gazebo Repair	\$5,000
<b>TOTAL</b>	<b>\$85,000</b>

<b>Expenses</b>	
HOA Manager	\$45,500
Admin Clerk	\$26,000
Financial Admin	\$12,600
Holiday Deco/Fireworks	\$17,000
Legal/Professional	\$4,200
Accounting Fees	\$2,475
Office Expenses	\$33,000
Postage/Bank Service Chg	\$2,034
Telephone	\$3,500
Taxes/Licenses	\$2,700
Insurance	\$12,000
Security Payroll	\$291,588
Payroll Taxes	\$6,200
Security Expenses	\$6,000
Landscaping Maintenance	\$336,684
General Maintenance	\$8,000
Street Light Repair	\$15,000
Irrigation Repair	\$12,000
Utilities– Water	\$30,000
Utilities– Electric	\$50,000
Landscape Renovation	\$87,129
Operating Reserve	-0-
Contingency	-0-
Police Officers	\$7,000
Bad Debt Allowance	\$2,000
Miscellaneous	\$4,300
<b>TOTAL</b>	<b>\$1,016,910</b>





# Safety Spotlight

## Vacation Safety Tips

Before you leave town, consider these things:



Avoid posting vacation plans for everyone to see. Criminals use Facebook too!



Remove any hidden keys from outside.



Contact USPS to have your mail placed on hold. A full mailbox tells a criminal that you are not home!



Place your newspapers on hold.

## Dial 311

Our volunteers in police service provide courtesy vacation home checks. Simply dial 311 on your phone to request this service.



Place lights, lamps, radios and televisions on timers. It will appear that you are home.

## Did You Know...?

*Securitas* was founded in 1949 in Sweden and employs some 345,000 people world-wide (North America, Asia, Australia, Africa, Latin America, Europe, and the Middle East). Their security offerings include specialized guarding, mobile security, monitoring centers, remote video solutions, fire and safety monitoring, and corporate investigations.



The 3 red dots in the Securitas logo stand for Integrity, Vigilance, and Helpfulness.



Two Montgomery police officers are employed by the HOA to patrol our neighborhood at various hours during the week to include holidays.

*Please, watch your speed and observe stop signs.*



### *Select Neighborhood Post Orders for Securitas*

- There are to be at least 3 patrols per shift. Cars should patrol at 15 m.p.h and have their windows partially down, weather permitting. Officers may wave cars to pass, if needed.
- Shifts are as follows: 6 a.m. to 2 p.m.; 2 p.m. to 10 p.m.; 10 p.m. to 6 a.m. Officers are to stand outside the guardhouses (weather permitting) and acknowledge incoming traffic between the hours of 6:30 and 8:30 a.m. & 4:30 and 6:00 p.m.
- Camera outages/issues must be reported immediately to the HOA office during business hours or via email after hours.
- When receiving a call from a resident, answer the phone as follows: “Wynlakes Security, officer \_\_\_ speaking.” Document the name, number, time received, and purpose of call. If the resident requests an officer to go to their house, do so within 10 minutes of the call, or sooner if an emergency. All calls will be noted in shift report.
- Any unusual or suspicious activity at a residence or the Wynlakes Golf and Country Club may warrant a call to the MPD non-emergency number, 334.241.2651. Describe the circumstances and let the MPD take appropriate action.
- All incidents must be reported on the day they occur in the shift report.
- If possible, accompany EMS personnel to all emergencies.
- Answer visitor questions in a friendly manner. Maps and turn by turn directions are posted in the guardhouses.
- Report any hazardous conditions to the HOA Manager immediately.
- Check street lights daily. Tag posts for lights out at night and those that remain on during the day. Report same on shift report.
- Conduct “Vacation Home Checks” and note in shift report.
- Respond to all alarm calls. Do not enter the residence. Remain on site until MPD arrives.
- Boats/recreational vehicles/trailers/horse trailers/campers/motor homes are not permitted to be parked at a residence for more than 24 hours. They are to be housed in a carport or garage or parked where they cannot be seen from surrounding property/street. Log address of residence and include in shift report.
- Remove anything from the streets that may be hazardous to drivers. Note in shift report.



8650 Minnie Brown Road  
Suite 114  
Montgomery, AL 36117

## Contact Us

Amy Cohen  
Linda Morgan

Office 334-215-4452  
Security 334-279-8358  
Fax 334-215-4453

## Hours of Operation

Monday - Thursday (8:30 a.m. - 5:00 p.m.)  
Friday (8:30 a.m. - 12:00 p.m.)

[wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com)

## NEWS BYTES

### NEIGHBORHOOD REP MEETING

The Annual Meeting is scheduled for November 13 at 6 p.m. at Wynlakes Golf & Country Club.

### VACATION HOME CHECKS

Securitas will monitor your property while you're gone. Complete a "Vacations Home Check" form, which may be downloaded from [www.wynlakeshoa.com](http://www.wynlakeshoa.com) or picked up at the Vaughn Road Security Guard house. Submit the completed form to the HOA office (or scan and email) or drop off at the Vaughn Road Security Guard House.

### HOA OFFICE CLOSED

The HOA office will be closed October 8 (Columbus Day) November 19-22, and December 20-January 2. The staff checks phone messages and answers time sensitive emails when the office is closed. If you need assistance or see something requiring immediate staff attention, please send an email to [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com).

### YARD DEBRIS

During the fall, the HOA suspends some of the requirements of Resolution 18 dealing with debris and trash removal. This pertains to yard debris - principally, leaves. This year's moratorium is from November 25 to December 12. Please place your bags or piles of leaves between the curb and sidewalk, if applicable, not in the street.

### "NO SOLICITING" WINDOW CLINGS

Solicitors are not allowed to approach your front door if you have a "No Solicitation" sticker visible from the street. Stickers are available at the HOA office or the Vaughn Road Security Guard House.

### HOA DUES

January 2019 HOA Dues will be invoiced in December and are due by January 31, 2019.