



OCTOBER 2019

IN THIS ISSUE

2020 Budget Released

See page 2 for details.

Resolution #28

See page 3 to learn more about the use of rocks in landscaping modifications.

HOA Office closed

The HOA office will be closed:

- Oct. 14
- Nov. 11
- Nov. 25-29
- Dec. 23 - Jan. 3

FROM YOUR HOA BOARD PRESIDENT

Greetings,

In this issue you will find the proposed 2020 Budget, which will be voted on by the Neighborhood Representatives at the November Annual Meeting. Please take a moment to review it and let your Neighborhood Representative know if you have any questions or concerns.

Our fall season is officially around the corner, but you wouldn't know it based on the average temperatures we have experienced during the past few weeks. The Old Farmer's Almanac says our winter will be warmer than normal, on average, with the coldest periods in early December, late January, and early to mid-February. Rainfall will be below normal near the Gulf, but above normal elsewhere, with the best chance for snowfall from middle to late November through early January.

Because of the alarming number of sickly trees, the HOA had soil analyses conducted on all eleven islands on Wynlakes Boulevard and Wyncrest Circle. These tests revealed that the PH levels were within the "normal" range on all the islands except one. We have ensured that the trees are irrigated as needed and implemented change regarding chemical spraying in areas with trees and shrubs. We have been reluctant to remove the decrepit oaks on Wynlakes Boulevard in hopes that another dosing of fertilizer and nitrogen will help them to regenerate and leaf out this coming spring. The Urban Forester for the City of Montgomery agrees with our decision, so now we wait with fingers crossed.

On behalf of your HOA, we wish all our residents a fun, safe, and healthy Holiday Season!

Jack Banker
President

2020 Proposed Budget

2020 Operating Budget	
<u>Revenue</u>	
Residential Assessments	\$1,011,840
Late Charges	\$1000
Interest Income-Opt	\$700
Interest Income-Cap	\$700
Security Reimbursement	\$9360
Electric Reimbursement	\$8400
Advertising Fees	\$3000
Covenant Fines	\$300
Miscellaneous	\$5000
Lawn Service Reimbursement	\$1500
TOTAL	\$1,041,800

2020 Reserve Budget	
CAPITAL RESERVE ACCOUNT:	\$100,794
2020 CAPITAL EXPENSE BUDGET ITEMS:	
<i>*Remove Dead Oak Trees</i>	<i>(\$25,000)</i>
<i>*Replace Oak Trees</i>	<i>(\$10,000)</i>
TOTAL CAPITAL EXPENSE ITEMS:	(\$35,000)
OPERATING RESERVE ACCOUNT:	\$231,574
RESERVE ACCOUNTS TOTAL:	\$297,368
<i>*Expenses planned for if necessary in 2020</i>	

<u>Expenses</u>	
HOA Manager	\$45,000
Admin Clerk	\$28,350
Financial Admin	\$12,600
Holiday Deco/Fireworks	\$15,000
Legal/Professional	\$4200
Accounting Fees	\$3,000
Office Expenses	\$34,000
Postage/Bank Service Chg	\$2050
Phone/Cable/Internet	\$3000
Taxes/Licenses	\$2400
Insurance	\$12,000
Security Payroll	\$300,000
Payroll Taxes	\$6400
Security Expenses	\$3,000
Landscaping Maintenance	\$340,000
General Maintenance	\$20,000
Street Light Repair	\$15,000
Irrigation Repair	\$12,000
Utilities– Water	\$31,000
Utilities– Electric	\$54,000
Landscape Renovation	\$60,000
Operating Reserve	-0-
Contingency	-0-
Police Officers	\$7000
Bad Debt Allowance	\$2000
Miscellaneous	\$1,800
Gate Repair	\$3,000
Fountain Repair	\$25,000
TOTAL	\$1,041,800

The Neighborhood Representative Annual Meeting is scheduled for November 19 at the Wynlakes Golf and Country Club at 6:30 p.m. One of the "must do" agenda items is to approve the proposed 2020 Budget. Primary and Alternate Neighborhood Reps are welcome to attend any meeting; however, the Alternate may vote only when the Primary is absent. Please call the HOA office if you have any questions or concerns that you would like added to the agenda



**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 28

Resolution Title: Use of Rocks in Landscaping Modifications

Date of Board Approval: July 16, 2019

Effective Date: July 24, 2019

Revision Date:

Authority: Amended Declaration of Covenants, Conditions and Restrictions, Wynlakes, Article I, Section 1.09, Community Wide Standard, states ““Community Wide Standard” shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined and set forth by the Design Review Board, Modifications Committee or the Board of Directors.”

Statement of Resolution:

Objective: The purpose of a Community-Wide standard regarding installations of rocks as part of landscaping modifications is to preserve the appearance and reputation of Wynlakes as a premier community.

General Guidelines:

- The use of rocks as ground cover/mulch in landscape beds, around trees, as walkways, driveways, and any other areas on individual properties is not permitted in front yards of residences or side yards that are visible from the street.
- The use of rocks as ground cover/mulch in landscape beds, around trees, or as walkways in backyards and side yards not visible from the street may be approved by the Modifications Committee on a case-by-case basis, depending on size, shape, color, layout, etc.
- The use of boulders of any size as landscape features may be approved by the Modifications Committee on a case-by-case basis.
- The use of rocks, stones, or bricks as a border material for landscape beds and around trees may be approved by the Modifications Committee on a case-by-case basis, depending on size, shape, color, layout, etc.
- The approved materials for mulch or ground cover in landscape beds, around trees, etc. are as follows: natural pine straw, pine bark chips, and other bagged organic products of similar color. No other materials will be approved.

APPROVED by the Board of Directors this July 24, 2019

ATTESTED: Jack Banker, President, Wynlakes HOA BOD

WITNESSED: Kyle Jones, Secretary, Wynlakes HOA BOD

Mailbox Maintenance

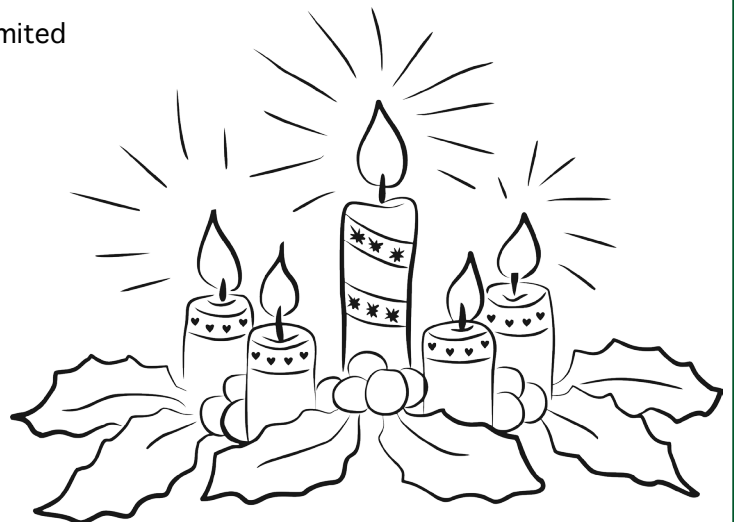
We have noticed that there are several mailboxes throughout the community that are in dire need of repainting, straightening, or numbers replaced. As all mailboxes are privately owned, it is the homeowners' responsibility to replace or repair them as needed. Please contact the HOA office if you need information regarding repairs or replacement.



Holiday Decorations Reminders

As the holiday season approaches, please keep these guidelines in mind from Resolution 21 "Event/Holiday Decorations & Religious Observations":

- All seasonal/event decorations as defined by the Board will be temporary and seasonal in nature. Lighted decorations and/or displays may be illuminated only from dusk until 12AM.
- All seasonal and event decorations will be limited to display during the following periods:
 - Halloween: 14 days before and 7 days after the event.
 - Traditional Holiday Season: November 15 - January 15.



Ann Michaud

Broker/Owner

**AEGIS-Michaud
Properties, Inc.**

334-221-2270

ann@annmichaud.com



Wynlakes home sales have increased 25%

(Comparison 2018 vs 2019 YTD)

Now is your perfect time to buy or sell a home!

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's expertise, experience, education and vision have helped her become the Top Selling Agent in Montgomery County.

EXCELLENCE, PURE AND SIMPLE...EXPECT IT!

A 37 year old tradition of integrity that shows in every home sold.



Ann Michaud, GRI, CRS

Broker/Owner

(334)221-2270

ann@annmichaud.com

www.AnnMichaud.com



Excellence
pure & simple ... expect it!



RULES OF THE ROAD:

Watch Your Speed

While cruising the neighborhood recently, you may have noticed speed indicators along Wynlakes Boulevard near Rosalie Drive. These were placed by the City of Montgomery Trafficking Department in hopes of deterring the speeding problem within our community. These devices are capturing data regarding average speeds, number of vehicles, and time of day speeding occurs. For the time period they were in place on Wynlakes Boulevard, there were approximately 1,000 vehicles per direction per day; 80% of the average speeds were between 31 - 35 mph; and the fastest recorded speed was 60 mph. The excessive speeding occurred in the wee hours of the morning. So, what happens next? The speed indicators will be placed along Pinecrest, Lakeridge Drive, and Old Marsh soon. The City Trafficking Department will then take all the data captured and share it

with the Montgomery Police Department. This data will advise them of when and where the speeding is occurring, and they will in turn hopefully have officers out during those times. Please remember the speed limit is 25 mph within our neighborhood!



Kudos to resident Kim Bullard for capturing this magnificent sunset!

RESOLUTION # 18 FALL MORATORIUM

Moratorium for Resolution #18 this year is **November 6 – November 20.**

During the Fall Moratorium, the HOA will not be issuing Resolution 18 violations. This only pertains to yard debris - principally, leaves and tree/shrub trimmings. To avoid the possibility of street flooding, do not place bags or loose piles of leaves in the street that may restrict proper drainage.

Please remember that during holiday weeks, debris pickup may not occur by the City of Montgomery Sanitation Department. Please ensure that leaf bags, piles of leaves, and yard trimmings do not remain curbside if not picked up on Wednesday.

An uncommonly professional three generation tree service



ArborPro

Tree Service Company

"The Tree Guys"

Established in 1986 – Licensed and Insured

We just care a little more about your property...
No tree is too big, no job is too small

(334) 224-5535 **arborpro.info@gmail.com**

Call Jeremy Wright or Andy Barnes

For emergency after hours service call: **334-202-2594**



REMINDER: The Wynlakes HOA does not specifically recommend or endorse the individuals, services, businesses or products listed in this newsletter, and cannot be held responsible or liable for any published ad.

CREATURE COMFORTS
PET SITTING SERVICES

1884) 263 1297
www.pet4d.com

Whether traveling for work or play, let Creature Comforts care for your pet in the comfort of their own home. Our pets will feel right at home. Plus, our individualized services include all the fun and excitement of a family or surroundings.

- Full-time service available
- We are available 24/7 days per week
- We offer a wide range of services
- We offer a wide range of services
- We offer a wide range of services
- We offer a wide range of services
- We offer a wide range of services
- We offer a wide range of services
- We offer a wide range of services

• We offer a wide range of services

• We offer a wide range of services

Pet Care When You Can't Be There



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

NEWS BYTES

NEIGHBORHOOD REP MEETING

The Annual Meeting is scheduled for November 19 at 6:30 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 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.

FREE PAPER SHREDDING EVENT

Friday, November 8 (7 a.m. - Noon) at the Garrett Coliseum, North Parking Lot, 2 bag/box limit. Sponsored by Neighborhood Services, MAX Credit Union, and Gilmore Services.

HOA OFFICE CLOSED

The HOA office will be closed October 14th (Columbus Day); November 11 (Veteran's Day); November 25-29 (Thanksgiving Holiday); and December 23-January 3 (Christmas/New Year's Holiday). The staff routinely 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 or call Security at 279-8358.

DECEMBER HOA DUES INVOICING

January 2020 HOA Dues will be invoiced in late December and are due by January 31, 2020. This invoicing marks the last of the incremental dues increases, which took place over the last four years, and brings all Wynlakes residences to \$480 semi-annually.