



OCTOBER 2020

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December Invoicing

The 2021 semi-annual dues will increase to \$490 (\$980 annually). Learn more on page 8.

2021 Budget

See the Wynlakes HOA consolidated budget on page 4.

HOA seeks part-time employee

Learn more on page 6.

FROM YOUR HOA BOARD PRESIDENT

Greetings,

We are entering Fall, my favorite season of the year. Fall brings a crispness to the air, colorful falling leaves, and cooler days and nights. This year has certainly challenged most all of us. I am looking forward with hope and confidence that we all will soon see an end to the pandemic with an effective vaccine.

As many of you know, your HOA Board proposed a dues increase to be voted upon by the Neighborhood Representatives at their August meeting. This motion unanimously passed. As detailed in the July newsletter, this \$20 annual dues increase, to be applied in increments of \$10 each per invoicing period, begins January 2021 and will be used as a revenue stream for our two Reserve Accounts (Capital and Operating). Please see additional information on this in the section with the proposed 2021 Budget. The 2021 Budget will be voted on at the Neighborhood Representative's Annual Meeting in November. If you have any questions or concerns about the 2021 Budget, please contact the HOA office or your Neighborhood Rep. If our 2020 budget allows, we intend to install new landscape lighting at the Vaughn Road and Pinecrest entrances this fall.

Recently, formal letters from the HOA Manager were sent to 69 residents regarding their permanent basketball goal installations. This letter acknowledged that there was no record of formal approval given by the Modifications Committee or Design Review Board for their permanent basketball goal. Our Covenants state that formal approval is required for all permanent basketball goal installations. Most of these letters served as letters of *formal approval*, given by the Modification Committee and Board of Directors. Some residents are being asked to meet with two members of the Board to discuss how to bring their goals into compliance.

Going forward, all basketball goals will require formal approval from the Modifications Committee prior to installation. Please review Resolution 23 and the *Modification Committee Guidelines* for more information regarding placement and upkeep of permanent and portable basketball goals. Also, several neighborhoods have Non-Recorded Plat Restrictions regarding basketball goals as well. **PLEASE COMPLETE A SITE IMPROVEMENT APPLICATION IF YOU ARE CONSIDERING INSTALLING A PERMANENT BASKETBALL GOAL!** ***Read more on page 2.***

More from the HOA President

Serving as your HOA President this year has been both rewarding and enlightening. We “Wynlakers,” as I like to call us, strive to keep Wynlakes a premiere neighborhood. This is in part due to our HOA Board, Modifications Committee, and Covenants Committees members. These volunteers spend many hours serving the HOA. I would like to think that our HOA is the strongest in Montgomery, and possibly even the state. Jim Wilson & Associates did their due diligence in writing our Covenants and Bylaws, which help to ensure that Wynlakes remains a strong and healthy community. We are still standing strong all these years later.

In closing, let’s watch or listen to our favorite teams play ball, prepare for a “spooky” Halloween, enjoy a thankful and hopefully family-filled Thanksgiving, and top it all off with a joyful holiday season.

On behalf of your HOA, I wish each of you continued good health and happiness in the coming year!

Joan Crocker

President Wynlakes HOA

CITY SANITATION HOLIDAY SCHEDULE FOR REMAINDER OF 2020

Columbus Day – Monday, October 12 – No change in schedule

Veterans Day – Wednesday, November 11 – No change in schedule

Thanksgiving Day – Thursday, November 26

Monday & Thursday routes worked Monday & Wednesday

Tuesday & Friday routes - No change in schedule

Christmas Day – Friday, December 25

Monday & Thursday routes worked Monday & Wednesday

Tuesday & Friday routes worked Tuesday & Thursday

Keep in mind: Wednesday debris pick up typically does not happen during a holiday week, so plan accordingly and don't put it out on the street!

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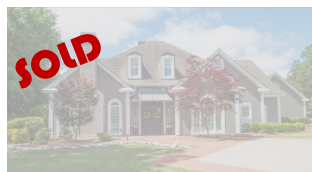
9849 Wyncrest Circle



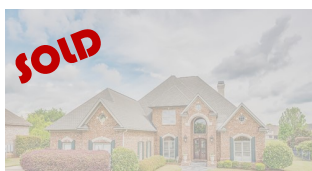
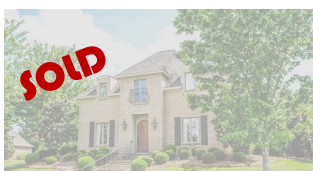
7641 Lakeridge Drive



9401 Winfield Place



9861 Wyncrest Circle



7149 Wyngrove Drive



8141 Oak Alley



7232 Timbermill Drive



7125 Mid Pines Drive



9679 Bent Brook Drive



9437 Winfield Place



7506 Wynlakes Blvd.



8112 Oak Alley



7265 Wynlakes Blvd.



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2021 ANNUAL CONSOLIDATED BUDGET

2021 Budget

INCOME (CONSOLIDATED):

Residential Assessments

| | |
|-------------------------------------|-----------------|
| Operating | \$ 1,010,000.00 |
| Operating Reserve | 12,500.00 |
| Capital Reserve | 7,500.00 |
| Use of Prior Year Capital Reseve | 44,500.00 |
| Design Review Fees | 500.00 |
| Miscellaneous | 2,500.00 |
| Late Fees | 2,000.00 |
| Finance Charges | 750.00 |
| Covenant Fines | 250.00 |
| Security Reimbursement Income | 9,360.00 |
| Interest Income - Capital Reserve | 1,000.00 |
| Interest Income - Operating Reserve | 300.00 |
| Electricity Reimbursement Income | 8,400.00 |
| Advertising Fees | 5,000.00 |

Total Income (Consolidated)

\$ 1,104,560.00

The Neighborhood Representative Annual Meeting is scheduled for Nov. 17 at the Wynlakes Golf and Country Club at 6:30 p.m. One of the "must do" agenda items is to approve the proposed 2021 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.



2021 ANNUAL CONSOLIDATED BUDGET

EXPENDITURES (CONSOLIDATED):

| | |
|--------------------------------------|---------------|
| Security Contract | \$ 320,000.00 |
| Security Officers | 5,000.00 |
| Management Service | 48,000.00 |
| Payroll Taxes - Office Management | 5,500.00 |
| Administrative Clerk | 18,000.00 |
| Financial Administration | 12,600.00 |
| Taxes and Licenses | 1,700.00 |
| Maintenance and Repair - General | 10,000.00 |
| Gate Expense | 3,500.00 |
| Fountain Repair | 5,000.00 |
| Street Light Repair | 20,000.00 |
| Irrigation Repair | 15,000.00 |
| Security Camera Support | 6,500.00 |
| Water | 25,000.00 |
| Telephone | 4,000.00 |
| Postage/UPS/Overnight | 2,500.00 |
| Account Fees - Public | 3,000.00 |
| Legal and Professional | 4,000.00 |
| Office Expenses | 35,000.00 |
| Insurance | 14,000.00 |
| Electricity | 67,000.00 |
| Bad Debt Allowance | 2,000.00 |
| Operating Reserve Expenditures | 12,500.00 |
| Capital Reserve Expenditures | 52,000.00 |
| Design Reviews | 500.00 |
| Maintenance and Repair - Landscaping | 340,000.00 |
| Landscape Renovation | 50,000.00 |
| Miscellaneous Expenses | 3,260.00 |
| Fireworks/Holiday Decorations | 19,000.00 |

| | |
|-----------------------------------|-----------------|
| Total Expenditures (Consolidated) | \$ 1,104,560.00 |
|-----------------------------------|-----------------|

PART-TIME EMPLOYEE NEEDED IN THE HOA OFFICE

We are looking to hire a steady part-time employee for the HOA office. This individual needs to be proficient using a computer, have great communication skills, can multi-task, and be detail orientated. If you or anyone you know might be a good candidate, please have them call the HOA office at (334) 215-4452 for more information.

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Pet Care When You Can't Be There

RESOLUTION #18 FALL MORATORIUM

Moratorium for Resolution #18 this year is December 3 through December 16. 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 ensure that leaf bags, piles of leaves, and yard trimmings do not remain curbside if not picked up on Wednesday. Please remember that during holiday weeks, debris pickup may not occur by the City of Montgomery Sanitation Department.

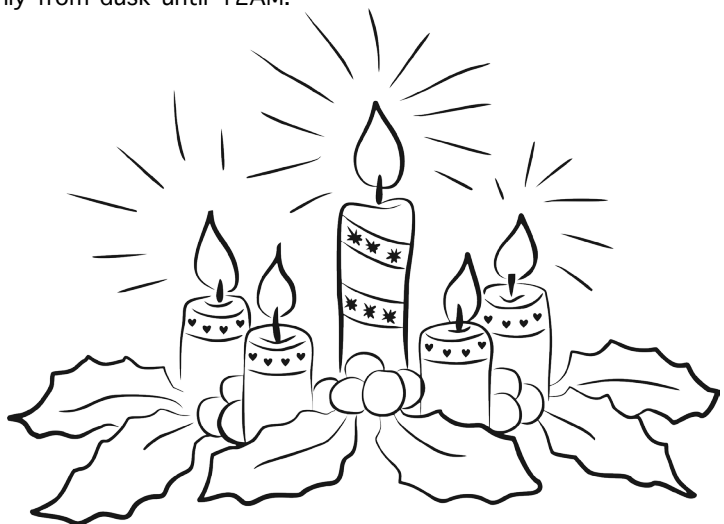
Q: SIGNAGE: What's Allowed?

A: It seems that the pandemic, school athletics, and the upcoming November election have given rise to an abundance of signs visible in yards all over the community. Section 7.08 of the Declaration of Covenants clearly states, "No sign or other advertising device of any nature shall be placed upon any part of the properties except as provided herein." The Modifications Committee Guidelines say "No signs whatsoever, (including but not limited to commercial, political, or similar signs) shall be erected or maintained on the homesite except signs as may be required by law and such signs may be approved in writing by the MC. One small, discreet security monitoring sign (provided by the monitoring company) shall be permitted at the front of the home and at the side or rear of the home." In layman's terms, this means the only signs permitted in your yard are real estate signs (in compliance with Wynlakes guidelines) or small security monitoring signs.

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.





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Contact Us

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NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held November 17 at 6:30 p.m. at the Wynlakes Golf and Country Club.

RESIDENTIAL DEBRIS IN HOA COMMON AREAS

Please refrain from placing residential yard debris onto any of the HOA common areas for pick up. Please ensure that your yard contractors refrain from this as well.

CLUB FIREWORKS

There will be fireworks associated with a wedding event the evening of January 2. Time TBD.

HOA OFFICE CLOSED

The HOA office will be closed Oct. 12 (Columbus Day); Nov. 11 (Veteran's Day); Nov. 23-27 (Thanksgiving Holiday); and Dec. 23-Jan. 4 (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 DUES INVOICING

January 2021 HOA Dues will be invoiced in late December and are due by January 31, 2021. The 2021 semi-annual dues will increase to \$490 (\$980 annually.)