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October 2016

HOA PRESIDENT'S NOTES

Greetings!

This quarter has been a very busy one with significant issues either addressed or coming soon.

First, just a quick update on the status of the Board's Goals and Objectives for 2016:

DOLLARS:

1) Removal of the Maple Trees on Wynlakes Boulevard.

This project is complete for 2016. The first 50 trees were removed in September. Trees selected for removal included those obviously dead, those in significant decline, and a few that had overgrown street lights and street signs. This project, due to its size and scope

will be continued in the out years as you will see in our budget programming. [READ MORE >>](#)

WYNLAKES HOA OFFICE 4th QUARTER HOLIDAYS

The HOA office will be closed:

- October 10
- November 11
- November 20-26
- December 23 - January 3

If you have an emergency, please call the Vaughn Road Security Guard House at 334-279-8358. If it is not an emergency, please leave a voice message at 334-215-4452 or email linda@wynlakeshoa.com. Both will be checked regularly.

NOTES FROM THE WYNLAKES HOA

- **Trash Cans:** The HOA has fielded an increasing number of complaints about homeowners not complying with the Covenants with regard to **visible garbage/trash containers**. Please review Paragraphs 7.10 and 7.17 which read in part **so that they cannot be seen from adjacent and surrounding property**. Violations as it pertains to these paragraphs will be an item of interest in the coming months. Those found in non-compliance will be at risk of fines for such violations.
- **Basketball Goals/Backboards:** The HOA has been very lenient in enforcement of recreational structures in our neighborhood. Unfortunately, compromises have consequences, and nothing has proven truer than folks with basketball and soccer goals. First, if you have play equipment that is not portable, you must have an approved [modification form](#) on file for it. For those who have either portable or approved permanent equipment on your property - **they must be maintained in a serviceable condition** - unlike the one you see here. Also - if you happen to have two or three goals in your yard - let's try and pare that down to one please.



REMINDER

- Lawn contractors (and some homeowners) have been observed blowing grass, pine straw and other debris into the storm drain system of our neighborhood. You might be interested to know this is not only bad for our lakes and the overall environment, but illegal as well. We have identified a problem in one particular area of our drainage system where a collection of plastic bottles, Styrofoam cups, and other trash from *Eastchase* is most prevalent. We are committed to work with the city and *Eastchase* to find a solution. However, an on off-shoot of this effort is city inspectors may cite homeowners and/or contractors in our community who are observed using our storm system as a debris depository. This is only natural given our emphasis on enforcement of existing ordinances - and WE are adding to this problem. Being forewarned is forearmed
-

2017 BUDGET

Revenue

| | | |
|----------------------------------|----|---------|
| Residential Assessments | \$ | 925,044 |
| Design Review Fees | \$ | 150 |
| Site Improvements | \$ | 2,000 |
| Late Charges | \$ | 4,000 |
| Interest Income-Operating Res | \$ | 250 |
| Interest Income- Capital Reserve | \$ | 250 |
| Security Reimbursement | \$ | 9,360 |
| Electrical Reimbursement | \$ | 8,400 |
| Advertising Fees | \$ | 2,400 |
| Covenant Fines | \$ | 1,000 |

Lawn Service Reimbursement \$ 150

Miscellaneous \$ 250

Total \$ 953,254

Expenses

HOA Manager \$ 36,000

Administrative Clerk \$ 22,000

Financial Administration \$ 12,600

Office Administration \$ 1,000

Holiday Deco/Fireworks \$ 20,000

Design Review \$ 375

Legal/Professional \$ 2,500

Accounting Fees \$ 2,500

Office Expenses \$ 28,000

Bank Service Charges \$ 100

Postage \$ 2,500

Telephone \$ 4,500

Taxes/Licenses \$ 2,500

Insurance \$ 8,000

Security Payroll \$ 259,575

| | | |
|---------------------------------|-----------|----------------|
| Payroll Taxes | \$ | 7,000 |
| Security Expenses | \$ | 10,000 |
| Landscaping- Maintenance | \$ | 310,779 |
| General Maintenance | \$ | 20,000 |
| Fountain Repair | \$ | 25,000 |
| Street Light Repair | \$ | 20,000 |
| Irrigation Repair | \$ | 10,000 |
| Structure Repair | \$ | 1,000 |
| Utilities - Water | \$ | 34,000 |
| Utilities -Electric | \$ | 80,000 |
| Lawn Service- Lots | \$ | 1,000 |
| Landscape- Renovation | \$ | 25,000 |
| Capital Reserve Fund | \$ | 0 |
| Operating Reserve | \$ | 4,825 |
| Contingency | \$ | 0 |
| Bad Debt Allowance | \$ | 1,500 |
| Miscellaneous | \$ | 1,000 |

Total \$ 953,254

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