

Wynlakes Homeowners Association

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Montgomery, AL 36117

Contact

Office: 334 215.4452
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Security: 334 279.8358

Office Staff

Linda Morgan
Jean Mattison

www.wynlakeshoa.com

Perhaps you would like to create your dream outdoor living space, or maybe you simply want to update your home's curb appeal within a simple budget. If so, contact me,

Mark Spurlin with Land Mark LLC
at
334.430.2974
markbspurlin@gmail.com

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Offering:

- *Design Consultations
- *Design Plans/ Material Specs
- *Construction Consultations
- *Maintenance Plans



Fountains

We are accepting bids on repairing our two in-ground fountains on Lillian and Dunleith. We have been patching for several years now and it is no longer cost effective. We are planning to replace tiles, redo waterproofing, replace pump and lights, and replace damaged landscaping. This is not an inexpensive project and will take time but should be worth it in the long run. Many of our fountains are old and will require replacing in the next few years but in order to keep dues level, the Board has opted to pick a major project every year to complete. We actually did two this year with the islands on the Boulevard and bushes along Bent Brook and now the fountains.

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WWW.WYNLAKESHOA.COM

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October
2011

Wynlakes
HOMEOWNERS' ASSOCIATION



EMAILS!!! EMAILS!!! EMAILS!!!

We are in the electronic era and it would be extremely helpful to the HOA staff and Neighborhood Reps to have an email address for **all** of the residents in Wynlakes. There are times when the office staff and/or the Neighborhood Reps need to communicate information to residents as quickly as possible. The most expedient means of getting this information out is through the email system. Out of more than one thousand residents in Wynlakes, the HOA only has three hundred sixty eight email addresses. It is important to know that the HOA **does not** give out email addresses to other residents or persons. The HOA is asking **all** residents who have not previously submitted their email address to the HOA to do so as soon as possible. Just send us an email to **Wynlakeshoa@yahoo.com**. We are in the process of completing a contact file for all residents. Also, please check to ensure we have the correct phone numbers for you. Security may need to reach you in an emergency only to find the phone number we have is no longer valid. Please take a minute and send us an email with your email address and telephone number.

Help keep Wynlakes informed and safer!

Thanks

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.

HOMEOWNERS ASSOCIATIONS

Homeowner associations can make life in a community easier. Their responsibility is to enforce regulations and keep the property looking its best. With those benefits come a price: Homeowners who belong to an HOA pay annual, quarterly or monthly fees for upkeep and maintenance. They also must abide by the HOA's covenants, conditions and restrictions or risk getting fined.

This homeowner-elected or developer-elected board of directors is composed of homeowners who live in the neighborhood. Keep in mind that the board is usually made up of volunteers from the community. Managing an HOA can be a time-consuming job, and its members do it for free.

Take the time to look over the covenants and rules. This will minimize surprises later.

Make your HOA dues payments on time which will avoid fines, letters and liens being placed on your property. The best way to resolve a problem is to communicate with the HOA. If you want to do something that you are not sure of, start by contacting the HOA to see if a variance can be allowed. Doing things the right way can save a lot of hassle later.

The best way to influence HOA policy is to volunteer. When a position on the board comes open, put your name forward. It doesn't have to be a long-term commitment—most terms are one to two years. Use your talents to assist the board.

Couple's Bridge Club



Every 2nd Saturday of the month at 6 P.M. You are invited to come and enjoy a social game of bridge with your neighbors. Call JoAnne Golden for more information at 334.244.0005

RECYCLING TIPS



If you have old/unused paint cans you may take them to Halcyon School on the first and third Saturday for disposal without charge.

Health Star Chiropractic
Drug Free, Non-Surgical Solutions



*Back pain?
Numbness?
Neck Pain?
Tingling?*

Do you suffer from
AGONIZING SPINAL DISC FAILURE?

WHY NOT SEE IF WE CAN HELP!

Our doctors have been voted #1 since 2005.

Recent survey of our patients reveal:

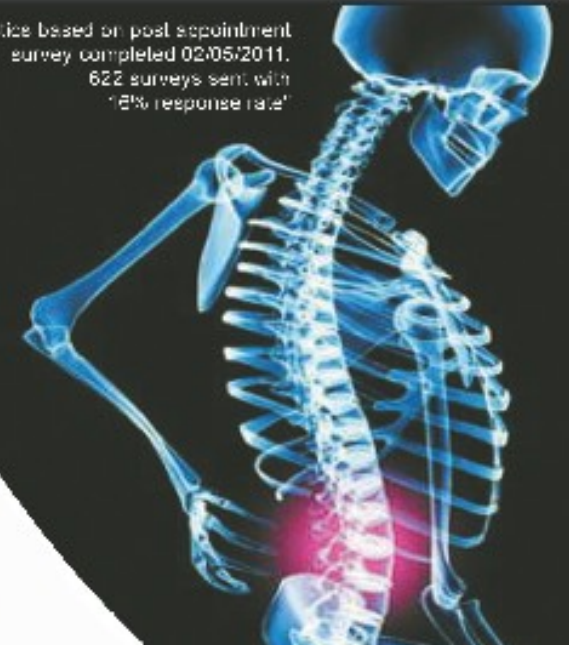
- 98% rate their visit as either Excellent or Very Good.**
- 99% did not have to wait past their appointment time.**
- 100% said they would refer their friends or family to us.**

STURBRIDGE CHIROPRACTIC IS NOW HEALTH STAR!
SAME GREAT DOCTORS, SAME GREAT STAFF AND THE SAME GREAT TREATMENT!

MONTGOMERY LOCATION
3283 Malcolm Drive,
Montgomery, AL 36116

PRATTVILLE LOCATION
2441 Cobbs Ford Road,
Prattville, AL 36066

patient statistics based on post appointment survey completed 02/05/2011. 622 surveys sent with 100% response rate



**CALL FOR AN APPOINTMENT
SPACE IS LIMITED!
(334) 356-1111**

www.withoutdrugs.com

Animals

The HOA receives numerous phone calls and emails regarding barking and/or nuisance dogs that have become a problem to the community. This is a serious matter anytime residents are deprived of the quiet enjoyment/safety of their neighborhood.

A domestic animal is an extension of the owner's family and any unacceptable behavior by that animal is the owner's responsibility.

The following is recommended procedure which should be followed if you are experiencing a problem with a barking /nuisance dog:

1. Call the dog's owner (no matter what time of day or night)
2. Follow up your call with a note or letter (this constitutes due notice)
3. If these steps fail, contact the Montgomery Police Dept Animal Control Unit at 241-2970.

A dog owner who does not respond to these warnings can anticipate being taken to court for violation of Montgomery City Ordinances at considerable expense.

Please remember when walking your pets, you are responsible for cleaning up after them.



Neighborhood Reps

We want to take the time to thank those individuals who serve as our Representatives in the neighborhood. Many of you have served for several years and we appreciate the job you do! Sometimes just answering questions about the covenants and resolutions, welcoming someone to the community, or passing a problem on to the HOA really helps to make our job easier and more effective. If you have four evenings in the year which will allow you to attend a meeting at the Country Club and are interested in maintaining your section of Wynlakes, please contact us. We are always looking for a few good people.

Would you like Worry-Free Pet Containment?



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Roxanne Akers

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petpartnersllc@bellsouth.net



Pam West

REMINDERS

All exterior work on a house or in the yard must be approved before work begins. You may obtain a Modification Request Form from our website: www.wynlakeshoa.com or pick up one at the HOA office.

Mailboxes

If you have a problem with your mailbox, or it is damaged and needs to be replaced, please call Imperial Mailboxes at 334-657-5215. They will handle all your mailbox problems.

Please remember that signs in the yards are not permitted as stated in our Covenants and Restrictions "No sign or other advertising device of any nature shall be placed upon any part of the Properties except as provided by the DRB".

RESOLUTION # 18 FALL/WINTER MORATORIUM

The fall/winter moratorium for Resolution #18 will be December 3-12, 2011 and January 30-February 6, 2012

CREATURE COMFORTS
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Whether traveling for work or play, let Creature Comforts care for your pets in the comfort of their own home. Your pets will follow their established routine and receive individual attention in familiar surroundings.

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- Service available 365 days per year
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- Mail and newspaper pickup
- References available
- Bonded and Insured and serving pet owners since 1998

First Visit is FREE to New Clients with a 3 Day Booking

Pet Care When You
Can't Be There

JULY 2011

Four

Residential Assessments	\$894,180	HOA Manager	\$36,000
Design Review Fees	250	Administrative Clerk	18,000
Site Improvements	1,500	Financial Administration	12,600
Late Charges	3,500	Office Administration	1,000
Interest Income	1,500	Decorations	10,000
Capitalization Fee	600	Design Review	500
Security Reimbursement Income	9360	Legal/Professional	2,000
Electrical Reimbursement Income	8,400	Accounting Fees	2,000
Lawn Service Reimbursement	500	Office Expenses	26,000
Advertising Fees	4,000	Bank Service Charges	500
<u>Miscellaneous</u>	<u>3000</u>	Postage	2,500
<u>Total Revenues</u>	<u>926,790</u>	Telephone	4,500
		Taxes/Licenses	5,000
		Insurance	18,800
		Security Payroll	176,000
		Payroll Taxes	16,000
		Security Vehicle	10,000
		Security Expenses	15,000
		Landscaping Maint/ Repair	280,000
		General Maintenance	30,000
		Fountain Repair	18,000
		Street Light Repair	20,000
		Irrigation Repair	18,000
		Nuisance Animal Con- trol	0
		Utilities– Water	32,890
		Utilities– Electric	95,000
		Lawn Service– Lots	500
		Fireworks	4,000
		Capital Reserve Fund	30,000
		Operating Reserve	12,000
		Contingency	1,000
		Bad Debt Allowance	10,000
		<u>Miscellaneous</u>	<u>1,000</u>
		Total Operating Expenses	926,790

Proposed 2012 Budget



A Neighborhood Rep. Meeting will be held on Tuesday, *November 8, 2011* at 6 PM at the Wynlakes Golf and Country Club to discuss and approve the 2012 Budget.

Tired of painting?

Try maintenance free vinyl wrapping on the eaves and overhang of your home! Even on close inspection, it is difficult to tell this is not wood. Many homes in Wynlakes are now sporting this new look.

FREE ESTIMATES

Simonton Vinyl Replacement Windows Available

B & B VINYL SIDING

Bob Coon & Sons

827 Bishop Trail

Montgomery, AL 36105

PHONE: 334.288.3000

New Energy Efficient Windows from Vista now come in colors

Vista vinyl replacement windows improves U & R values and lowers your heating bills. They also reduce transmission of UV light which is responsible for fading drapes and furniture. Plus they now come in **twelve colors** and **four wood grains**.

B & B Vinyl Siding is the exclusive dealer of this new and exciting product. Please give them a call and let them show you how you can make your house easier and less expensive to maintain.

www.bbvinylsiding.com