

**Wynlakes Homeowners
Association**

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HOMEOWNERS' ASSOCIATION



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October
2012



2012- Another budget year is over and we will NOT be raising dues for next year. We maintained the property ... did some extra landscaping in a few areas ... bought a new car ... painted the guard buildings and bought a new holiday decoration. All of this was done without dipping into the savings account. "That is my idea of a good year." Wynlakes has only raised dues twice since it was turned over to us by the developer in 2001. With a good solid financial foundation, we have managed to provide for Wynlakes and keep it the premier neighborhood we all want to live in. Good money management is more important now than ever. Our community has not been spared the downturn in the economy as evidenced by the number of foreclosures in the area. However, on a positive note, as of September 11, 2012, thirty homes have been sold in our community. This number is in line with previous years.

2013- The plans for 2013 call for more updating to the landscaping, replacing some street signs, and maybe one more holiday decoration. We are open to suggestions for good ideas that will benefit the community.

Semiannual Dues- Sometimes we need a gentle reminder of the due dates for our HOA dues. Frequently we get residents who say they are not aware of the deadlines for paying HOA dues and as a result they are late paying. The schedule for HOA dues payment is as follows:

January 1—Invoices are mailed mid to late December and payment is due by January 31 to avoid incurring a service fee. Service fees are added the last day of the month.

February 1— First letter is sent reminding homeowners to pay within 10 days.

February 15— Second letter is sent reminding homeowners to pay within 10 days or be sent to collection agency.

March 1— All delinquent accounts are sent to collection agency. We cannot accept payments after this date.

This same cycle is repeated for the July 1 dues. We have approximately \$36,000 in outstanding accounts in various stages of the legal process. It is important to pay your homeowners dues so we can maintain the area and keep property values from dropping. Please help us keep the largest investment many of us have from losing value.

Help keep Wynlakes the Premier Neighborhood!

**PRIVATE
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taught by Lisa Hester

**Ms. Hester is the speech therapist
at Blount Elementary School
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Call her at (334) 430-6228 or email her
at lisahester1005@gmail.com
for more information!



Covenants violations:

7.08: No signs or other advertising device of any nature shall be placed upon any part of the property.... (please remember to remove flags in the yard in a timely manner.)

7.04: No boat, boat trailers, house trailer, horse trailer, trailer, camper, motor home or any similar items shall be stored on or at any unit for a period of time in excess of 24 hours.... (this includes jet ski trailers)

7.24: No person shall, without written permission of the Association, do any of the following on any part of the common area (a)...(b) boat or fish ...(c)..(this includes paddle boats, canoes, rafts, etc.)

7.22: The design of all mail boxes must be approved by the DRB.

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.

HOA OFFICE HOLIDAY CLOSINGS

The HOA office will be closed Columbus Day, October 8th, the week of Thanksgiving November 19th through November 23rd and the week of Christmas, December 24th through December 28th. If you have questions or problems, please call Security at 279-8358 or email the office at wynlakeshoa@yahoo.com and someone will respond to your concern.



For much of the month of July, the flag lanyard at the front guard gate was stuck and the flag could not be flown. We owe a big thank you to Wayne Spivey, President of Property Management Source, for coming to our rescue. He was able to provide a boom truck and staff to release the lanyard and insert the new flag as a community service to us. Thanks, Wayne, for your help! The flag flies proudly once again!

RESOLUTION # 18 FALL/WINTER MORATORIUM

Fall moratorium for Resolution #18 will be October 29—November 10, 2012

Winter Moratorium for Resolution #18 will be January 28—February 9, 2013

The HOA is reminding our residents and neighbors to refrain from putting bags and piles of leaves and trimmings on the street during the holiday weeks. Maintenance is asking that we not place loose piles of leaves in the street because rain water will wash them in to the storm drains.



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

SAFETY TIP

Remember to remove all visible packages, cell phones, guns, computers, purses and wallets from your car/truck and lock the doors before going in the house. These items are an open invitation for thieves.



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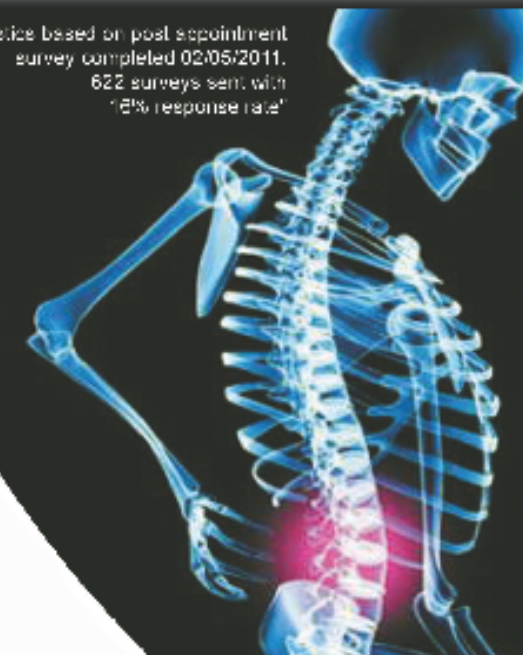
- 98% rate their visit as either Excellent or Very Good. 99% did not have to wait past their appointment time. 100% said they would refer their friends or family to us.

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PRATTVILLE LOCATION 2441 Cobbs Ford Road, Prattville, AL 36066

patient statistics based on post appointment survey completed 02/05/2011. 622 surveys sent with 72% response rate



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Island Landscape

Have you noticed? After many months, the island on Lakeridge Drive has been beautifully landscaped with Knock-out Rose bushes, bald cypress trees, maiden grass, and pine straw. The project was delayed several times due to the weather. Also, the area had to be cleared and have an irrigation system installed. After several years of being naturalized, this is a welcome sight to many. Others thought the island looked fine in its natural state. We hope the change is welcomed by all who go past it. Other small landscape projects will be done as funds and time permits.




The Right Time to Prune Crepe Myrtles

Wrong-season pruning would mean November and December. Don't let "peer pressure" by neighbors and commercial gardening crews get to you. If you trim the crepes in the last two months of the year, and we get a warming trend in January or February, the trees might actually start putting on new growth. That new growth will be highly susceptible to freezing weather should it come on the heels of a warm spell. New growth will also tend to draw the cold right into the plant, causing needless damage to a tree that should be resting in dormancy. So, the best time to trim crepes in is late winter or early spring - just prior to new growth emerging. or years, we've suggested this as a great time to trim them, because at that time we're also trimming back our roses and many other plants and trees.

By Brent Wilson at Gardenality.com

2013 PROPOSED BUDGET

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/Fireworks	15,000
Covenant Fines	600	Design Review	500
Security Reimbursement Income	9360	Legal/Professional	2,000
Electrical Reimbursement Income	16,350	Accounting Fees	2,000
Lawn Service Reimbursement	500	Office Expenses	26,000
Advertising Fees	4,000	Bank Service Charges	500
Miscellaneous	3000	Postage	2,500
TOTAL REVENUES	\$934,740	Telephone	4,500
Proposed 2013 Budget		Taxes/Licenses	5,000
		Insurance	18,800
		Security Payroll	176,000
		Payroll Taxes	24,000
		Security Vehicle	10,000
		Security Expenses	15,000
		Landscaping Maint	280,000
		General Maintenance	30,000
		Fountain Repair	18,000
		Street Light Repair	20,000
		Irrigation Repair	25,000
		Nuisance Animal Con	0
		Utilities- Water	32,890
		Utilities- Electric	95,000
		Lawn Service- Lots	650
		Landscape Renovation	30,000
		Capital Reserve Fund	11,800
Operating Reserve	10,000		
Contingency	1,000		
Bad Debt Allowance	10,000		
Miscellaneous	1,000		
TOTAL EXPENSES	\$934,740		
A Neighborhood Representatives Meeting will be held on Tuesday, November 13, 2012 at 6 PM at the Wynlakes Golf and Country Club to discuss and approve the 2013 Budget.			

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REMINDERS

All exterior work on a house or in the yard must be approved before work begins. Please allow at least two weeks from time of submission of your modification request to the projected start date for work to begin. You may obtain a Modification Request form from the office or our website:

www.Wynlakeshoa.com or at the HOA office.

Neighborhood Rep Meeting will be held on Tuesday, November 13, 2012 at 6:00 PM at the Wynlakes Golf and Country Club

Garbage/Trash/Debris Pick-up Dates

Columbus Day - Monday, October 8th— Wednesday & Friday

Veterans Day - Monday, November 12th— Wednesday & Friday

Thanksgiving Day—Thursday, November 22nd—No change

Christmas Day—December 25th—Wednesday & Friday

WEDNESDAY TRASH BAGS/DEBRIS PICK-UP IS AS TIME PERMITS ON HOLIDAY WEEKS.




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WINDOWS NEED REPLACING?



12 Exterior Window Colors

1. Grey	13. White
2. Green	14. Tan
3. Blue	15. Yellow
4. Red	16. Silver
5. Brown	17. Bronze
6. Black	18. Gold



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