

8650 MINNIE BROWN ROAD
SUITE 114
MONTGOMERY, AL 36117
OFFICE: 334 215.4452
FAX: 334 215.4453
SECURITY: 334 279.8358

WWW.WYNLAKESHOA.COM

Wynlakes

H O M E O W N E R S ' A S S O C I A T I O N



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JULY 2013



FIREWORKS! FIREWORKS! FIREWORKS! FIREWORKS! FIREWORKS!

The fireworks start at dusk on the evening of July 4th. Please keep your eyes on the sky; it really is a spectacular show. The fireworks are fired over the golf course behind the Club House. It is a joint venture between the Club and the HOA for all to enjoy.

Signs: Please remember to remove all chemical treatment signs as quickly as possible along with the white flags for invisible fences. This includes political, charity, or school support signs. The only signs permitted are approved "For Sale" signs and they must meet specific requirements.

Neighborhood Representatives: We are always looking for Reps; some neighborhoods are not represented at the four meetings we have a year at the Club. If you have a little time and are interested in maintaining the area you live in, please volunteer for this job by calling the HOA office (215-4452) or your board member. If you have a desire to serve on the board which meets once a month, please contact your current board member and let them know or call the HOA office.

Please let us know if you have any suggestions for articles in the newsletter. We are always looking for topics which may be of interest to our community. Sometimes it is challenging for us to find good information. Also, we may reduce the number of times we print and mail the newsletter; and we may look into only putting it on the web site.

In the January newsletter, we suggested a yard sale in the Park Place Center parking area. We only received 14 positive responses so we are unable to proceed with that project. Thanks to the people who were excited about it and called us.

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.

The Wynlakes HOA office will be closed week of July 1- 5, 2013 and Monday, September 2, 2013



In several newsletters we've asked residents to, **please**, pick up after their pets and not leave their droppings on lawns and sidewalks. Recently it was brought to our attention that many residents allow their pets to go on the vacant lots around the area as well as the lawns and sidewalks. We are asking you not to practice this behavior as the odor is offensive to the surrounding homes and no one wants to clean up after someone else's pet. Let's all be good neighbors and respect the property of others.



PARKING:

Does your neighbor park his or a guest's car on the street overnight? We receive calls at the HOA about cars parked overnight on a regular basis. We know it can be an inconvenience to move cars around in the driveway early in the morning or late at night; however, Covenant number 7.29 states: Parking. Owner of a Unit shall provide space for the parking of at least three (3) automobiles, unless modified by the Design Review Board, per dwelling unit off public streets. Parking must be confined to interior of the Unit and not on public right of way. Keeping cars from parking on the street overnight has a two fold effect: it keeps the streets clear for emergency vehicles and it helps the Security Staff to monitor for criminal activity. The HOA is enforcing the covenants when we send letters to persons who park on the street overnight.

Couple's Bridge Club

The Club meets 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.

NEIGHBORHOOD REP MEETING

The next meeting for Neighborhood Reps will be held Tuesday, August 13, 2013 at 6:00 p.m. in the Tavern of Wynlakes Golf and Country Club. We look forward to seeing all Primary Reps and/or their alternates. If you have something you would like placed on the agenda for discussion at the meeting, please contact the HOA Office no later than July 30, 2013 .

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. Please submit requests several weeks before your project is scheduled to begin. The committee needs time to review the request and ask any questions.

VACANT LOTS

Vacant lots must be mowed by the 1st and 15th of each month from April 1st through November 30th.

Garbage/Trash/Debris Pick-up Dates

Thursday, July 4th —No Change

Monday, September 2nd—Wednesday and Friday

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

Imperial Mailbox Systems 334-285-6601

If you have a problem with your mailbox, or it is damaged and need to be replaced, please call Imperial Mailboxes at 334-285-6601. They will handle all your mailbox problems.

Now that we have warm weather it is tempting to wade, swim or boat in the lakes. Please do not boat, swim or canoe in the lakes as it is prohibited by our covenants. Your cooperation in this matter will be greatly appreciated.



WYNLAKES NOTES

- Broken curb or sidewalk? Call the City of Montgomery at 241-2880. They are very responsive to requests.
- New landscaping was installed on the Wynlakes Boulevard Island at Lakeridge Dr.
- Remember parking on the lawn is a City of Montgomery code violation which can carry a \$50.00 fine.
- Golf carts can be fun vehicles when driven and ridden properly. Be safe this summer and make sure your golf cart is “street legal.” Street legal means license tags, appropriate lighting, and a legal licensed driver 16 years of age or older.
- If you live on the side of Wynlakes Blvd with the maple trees, please remember to water them regularly. If they are completely dead, please call the HOA office.
- Trees can create a great canopy over the sidewalks if left untrimmed. However, branches which are hanging over the sidewalks can be dangerous to your neighbors. Please trim them as often as possible to avoid impeding walkers and children riding bikes. Also they can block the sensor on the street light that tells it when to cut on and off.
- Solicitors: We try very hard to control soliciting in Wynlakes but the ordinance says if the street is public, they have a business license, and there is not a “NO SOLICITING” sign on the house or yard, they have the right to solicit. Please continue to call Security if you see anyone soliciting. We will ask them to leave.

B & B ad

Junk, Litter, Trash: Sanitation problem or Housing Code problem?

The first question we will explore is: “When is junk, litter and trash a Sanitation issue and when is it a Housing Code issue?”

Sanitation picks up “trash” once each week. Trash is considered to be yard waste, grass clippings, leaves and small limbs. Small limbs are defined as being no longer than 4 feet and no bigger than 8 inches in diameter.

All grass and pine straw must be placed and kept in a container at all times. The container must be 30 gallons or less and tied at the top.

Leaves may be loose only from October 1st through April 15th. However, the City seeks to have residents place leaves in a bag all year round as factors such as wind and rain drive up the cost of service and restricts the City’s ability to perform their job.

Sanitation will gladly pick up other items if a bulk pickup is scheduled. The bulk pickup will be \$10.00 - \$70.00 per truck load. Appliances will be \$10.00 per unit.

Otherwise, the junk, litter, or trash will be considered a Housing Code issue. Some examples of litter are: un-containerized manmade waste materials including paper, plastic, garbage, bottles or cans. Examples of junk are: vehicle parts, rubber tires, dilapidated furniture, building material or appliances. These nuisance violations can be reported by calling the City’s 311 customer service center.

Note: This article is information received from a City Representative of the Property Maintenance Team and is for informational use only and is not to be substituted for any City of Montgomery Codes or Ordinances.

THE “OVER” PUBLIC STREETS OF WYNLAKES

If you have never had to dodge a runner/jogger in Wynlakes, add a donation to your favorite charity. Numerous residents have brought this dangerous situation to my attention. It is a serious problem for those of us who frequently drive in the early morning or at twilight—we encounter the runners almost daily. Many of the runners are not dressed to be easily seen. My fear is that this is an “accident” waiting to happen. Just imagine how terrible it would be for a new driver, who would unintentionally “swipe” one of the runners and then have to live with a lifetime of guilt. Of particular concern to me, and what prompted this letter, is when I came upon runners pushing babies in strollers in the street. Remember that under the AI Code Acts 1980, Section 32-5A-215 these actions are illegal. Wynlakes has sidewalks that can be used by our runners and joggers in safety for both themselves and for their driving neighbors. Please be courteous, legal and safe by following these best practices. Dr. Wally Hester, President Wynlakes HOA

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Fax: 334 215.4453

Security: 334 279.8358

Office Staff

Linda Morgan

Jean Mattison

www.wynlakeshoa.com

Linda@wynlakeshoa.com



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Resolution #18

Debris must be placed at the street only on Tuesday (anytime) or Wednesday morning by 7:30 a.m. (which is the normal pickup day). This is applicable except for designated City of Montgomery holidays. Property owners will receive one letter on the first violation of debris placed curbside after the normal pickup day. All violations that occur within six months and subsequent to the first violation will result in a letter informing the homeowner of a fine of \$25.00. All fines are cumulative and will be added to the Association dues.