

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



INSIDE THIS ISSUE:

Manager's
Notes 1

2

HOA Holi-
day hours

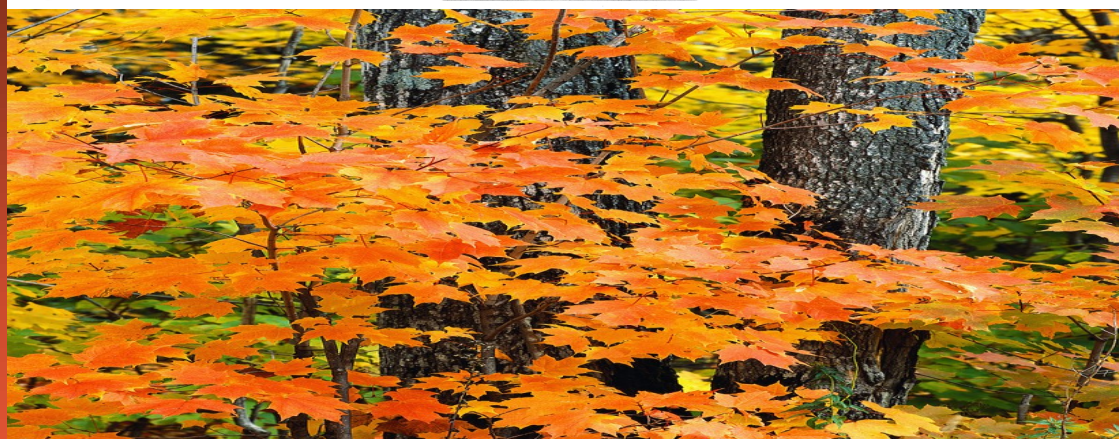
Reminders 3

Wynlakes'
Notes 4

Budget 6

Resolution 8
#18

OCTOBER
2013



The HOA and the Board of Directors would like to thank all our Neighborhood Reps who serve and are active in our community. Our job would be impossible without the aid of these individuals who help maintain our property values by helping us enforce the covenants, report common areas that need attention, and welcome new neighbors. Please, if you can no longer attend the meetings or participate in the community, find someone who does have the time and inform the HOA. With over 1,000 homes and 22 miles of streets, we need the help and we do appreciate it.

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 the HOA pay bi-yearly dues for upkeep, security and maintenance. They also must abide by the HOA's covenants, conditions and restrictions or risk being sent to the Covenants Committee with a possible fine.

The best way to resolve a problem is to communicate with the HOA first. If you want to do something and you are not sure about it, start by contacting the HOA to see if a variance can be allowed. Doing things the right way can save a lot of problems later.

Violation Letters:

When we receive a call from a homeowner informing us of a violation in the community, we send a letter that reads: "It has come to our attention", or "We have received numerous complaints about", or "Security has reported". WE DO NOT USE THE NAME OF THE PERSON(S) MAKING THE COMPLAINT. Please don't hesitate to call us if you see a problem and we will try to solve it.



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 October 14, 2013; November 11, 2013; the week of November 25-29, 2013; and December 23 –27, 2013.

The HOA office has had an increase in calls regarding the following items:

- 1: Trash cans left at the curb: We ask all homeowners to pull trash containers back in on the day of pick up. All garbage and trash containers must be placed in walled in areas or landscaped areas so that they are NOT visible from any adjoining property.
- 2: Solar lights in the front yard.: Lighting must be approved and limited to up lighting or down lighting.
- 3: Rusty old mailboxes without numbers: We ask all homeowners to ensure their mailboxes are painted, in good repair, and have visible numbers.

Homeowners shall provide, install, and maintain the common design mail box as approved by the Design Review Board.

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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.

Garbage/Trash/Debris Pick-up Dates

Monday, October 14th Columbus Day—Wednesday and Friday

Monday, November 11th Veteran’s Day—Wednesday and Friday

Thanksgiving Week - Tuesday and Friday

Christmas Week—Tuesday and Friday

New Year’s Week—Tuesday 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 needs to be replaced, please call Imperial Mailboxes at 334-285-6601. They will handle all your mailbox problems.

RESOLUTION # 18 FALL/WINTER MORATORIUM

Fall moratorium for Resolution #18 will be October 28 - November 10, 2013

Winter Moratorium for Resolution #18 will be February 16 -March 1, 2014

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 into the storm drains.

WYNLAKES NOTES

- Broken curb or sidewalk? Call the City of Montgomery at 241-2880. They are very responsive to requests.
- Wynlakes Front Gate Guard House Security phone number is: 334-279-8358
- Remember parking on the lawn is a City of Montgomery code violation which can carry a \$50.00 fine.
- Please remember when you are running or biking early in the morning, not everyone is up yet and voices carry. Be considerate, please. You wake up a sleeping child and you might have to take him or her home with you.
- This year with the amount of rain we have had, we realize several homeowners have had trouble keeping up with trimming hedges and weeding flower beds. However, that is part of a well-maintained yard.
- Signs: Please remove all signs except FOR SALE signs and you are allowed only one of those. Signs for security systems and invisible fences are not approved. If you require a security systems notification, attach it to your house. Illegal signage includes more than one sign and/or sports signs put up for only one day.
- Security: We are researching new cameras that would take a picture of the car, occupants and tag numbers. We will keep you posted on this.
- Foreclosures: We are still dealing with foreclosed homes in Wynlakes. We hope this problem will soon be over as it draws the price of houses down.
- Wynlakes is aging and will need tender care to maintain it. Some of the older homes need to be checked for rotten windows, door surrounds, and eaves. Mold on the exterior is also a problem for a few homes. Please check your house for these problems.

B & B ad

| 2014 Budget | |
|-------------------------|-------------------------|
| Revenue | |
| Residential Assessments | \$894,180 |
| Design Review Fees | 500 |
| Site Improvements | 1500 |
| Late Charges | 3500 |
| Interest Income | 0 |
| Capitalization Fee | 0 |
| Security Reimbursement | 9360 |
| Electric Reimbursement | 8400 |
| Advertising Fees | 4000 |
| Covenant Fines | 600 |
| Lawn Reimbursement | 250 |
| Miscellaneous | <u>3000</u> |
| TOTAL | <u>\$925,290</u> |

NEIGHBORHOOD REP MEETING

The Neighborhood Reps will meet on November 12, 2013 at the Wynlakes Golf and Country Club at 6:00PM to approve/disapprove the budget . Primary and Alternates are welcome to attend any meeting but each section is allowed **only one** vote. Please call the HOA office if you have any questions or concerns about the budget. We will try to answer any questions if we can or plan to discuss them at the meeting. Thank you.

CALENDAR FOR 2014 NEIGHBORHOOD REPS :

11 FEB 2014

13 MAY 2014

12 AUG 2014

4 NOV 2014* BUDGET

* Second Tuesday (except for Nov) at the Wynlakes Golf and Country Club at 6 PM

| | |
|------------------------|-------------------------|
| Expenses | |
| HOA Manager | 36,000 |
| Admin Clerk | 18,715 |
| Financial Admin | 13,100 |
| Office Admin | 1,000 |
| Holiday Deco/Fireworks | 15,000 |
| Design Review | 500 |
| Legal/Professional | 2,500 |
| Accounting Fees | 2,025 |
| Office Expenses | 26,000 |
| Postage | 2,500 |
| Telephone | 4,500 |
| Taxes/Licenses | 2,500 |
| Insurance | 18,800 |
| Security Payroll | 190,000 |
| Payroll Taxes | 10,000 |
| Security Expenses | 20,000 |
| Landscaping Maint. | 280,000 |
| General Maint. | 20,000 |
| Fountain Repair | 15,000 |
| Street Light Repair | 23,000 |
| Irrigation Repair | 18,000 |
| Utilities– Water | 34,000 |
| Utilities– Electric | 95,000 |
| Lawn Service– Lots | 650 |
| Landscape Renovation | 30,000 |
| Capital Reserve Fund | 20,000 |
| Operating Reserve | 20,000 |
| Contingency | 1,000 |
| Bad Debt Allowance | 5,000 |
| Miscellaneous | <u>500</u> |
| TOTAL | <u>\$925,290</u> |

Granville Home Furnishings

**Wynlakes Homeowners
Association**

8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact

Office: 334 215.4452

Fax: 334 215.4453

Security: 334 279.8358

Office Staff

Linda Morgan

Jean Mattison

www.wynlakeshoa.com

Linda@wynlakeshoa.com

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REMINDERS:

Contractors be aware that there are NO construction activities on Sunday or between the hours of 8 PM and 7AM Monday through Saturday. Please call Security if you are aware of violators.

Articles for Newsletter: If you have ideas or concerns, please let us know and we will try to address them in the newsletter. Most of our reminders are issues Homeowners have asked us to include.

Security: Please remember to call Security and add your name to the Vacation Home List when you are out of town. They check the unit twice during the day and do a slow drive by after dark.

The front guard house is manned all the time and the Pinecrest Guard House is manned when they are not on patrol. We still have a bike patrol during the day.

Neighborhood Rep Orientation: Shirley Rose and Penelope Poitevint will do an orientation for all Neighborhood Reps in the month of November.