

Wynlakes Homeowners Association

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Maids Ad

COVENANTS:

7.08 No signs or other advertising device of any nature shall be placed upon any part of the properties **except** as approved by the DRB.

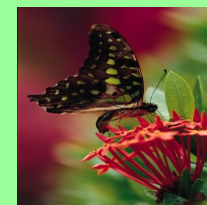
7.24 No fishing in any of Wynlakes' lakes without a fishing permit issued by Wynlakes HOA. If your property is considered lake front, then you, and persons given your permission, may fish there when you are present.

Resolution 16: All play equipment shall be located where it will have minimum visual impact to adjacent properties.

7.17 Trash containers must be placed where they are not visible from adjoining property.

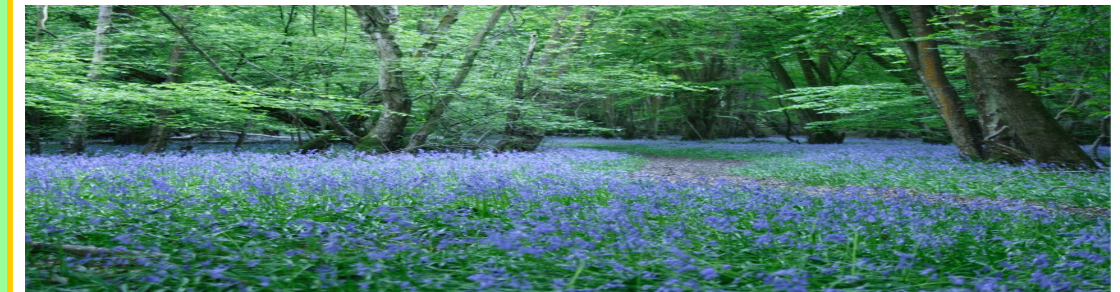
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April
2014

Wynlakes
HOMEOWNERS' ASSOCIATION



Greetings from your HOA Board President -

The Board has been very busy since the January newsletter, and I would like to mention just a few items we have been addressing so you will be up-to-speed.

First I would like to say 'thank you' to all those who took the time to call, write or participate in our survey regarding **Garage Sales**. I genuinely appreciated the thoughtful and personal insights provided. Based upon your input, the motion to consider such events was withdrawn. Therefore, the ban on garage sales in our Wynlakes community remains in force.

Secondly, I would like to let you know we have renegotiated our **Landscaping Contract** with the *Wynlakes Golf and Country Club*. David Wills, Brent Krause, Dennis Webber, and I have spent untold hours in revamping this important service contract and hopefully the results will be visible, if not already. **Frequency, specificity, and quality** are main points addressed in this new contract. We will be monitoring performance on a weekly basis and the HOA President will meet monthly with the Manager of the *Wynlakes Golf and Country Club* to review issues and performance. I believe **supervision** is the key to maintaining the appearance of our neighborhood common areas – and the Board and Office Staff will do this. If you have any inputs or comments – please get in touch with your Neighborhood Representative or Board member.

We are also reviewing how we currently execute our community **Security Service**. You will note changes in the near term – and even greater changes as the year progresses. One immediate change is the Security Service will no longer be involved in Covenant enforcement. Their job should be, and will be to ensure the safety of our residents and their property. This will be their **only** priority. While we have often thought of our security team beyond the scope of their actual mission and capabilities, it is prudent to reinforce the purpose of this service from time-to-time. We will be making some important decisions soon regarding this service. I hope to have some news on this matter in the next edition of our newsletter. You may want to make input regarding this service on our newest survey located on our web site (www.wynlakeshoa.com) – let us know what you think!

Regarding Covenant enforcement —this is a job for our Neighborhood Representatives, Standing Committees, and the Board. The Office Staff's role is to support their efforts administratively. I feel the responsibility for Covenant enforcement resides better with those who are your neighbors, the ones who have a vested interest in your neighborhood. We all understand

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 Monday, May 26, 2014 and Friday, July 4, 2014.



Covenant enforcement. It is necessary to ensure property values are not degraded by folks who are either unaware, or have forgotten the rules they agreed to abide by at closing, or even by those who “just don’t get it”. You can find your point of contact on the website or call the office. Let your Rep or Board Member know if you have a problem in your neighborhood.

And finally, many of us took advantage of the ‘grace period’ from **Resolution 18** to conduct Spring clean-ups. As a reminder, this ‘grace period’ is over – so Resolution 18 is back in force. The aim of Resolution 18 is to maintain a gracious appearance of our neighborhoods and community at large.

Nothing more – nothing less.

So help us do that. Give a friendly reminder to your neighbors who may have forgotten, or are unsure as to what is acceptable in your neighborhood. I have personally viewed the ‘not-so-hidden’ black bags and debris behind neighbors’ trees, and even those disposed of in common areas. Those recurring issues must be dealt with. However, one request from your Board: If you are undertaking a small weekend landscape project which will put you *temporarily* outside Resolution 18 – let the HOA Office know. It is pretty obvious when there is a *major* project in progress (since we will have your modification request on file). Contrary to what some may think, the Office Staff has no penchant for writing letters and issuing fines. A simple phone call or email is all it takes in most cases to make things easy on everyone.

Next time I should be writing about street signs, light pole maintenance, street maintenance, security and other important items of interest. I am hoping things like utility trailers, boats, and debris piles are things we have taken care of within our neighborhoods and people have gotten with ‘the Program’ – ‘the Program’ of being great neighbors in a great community.

Until next time,
 Steve German
 President, Wynlakes Homeowners’ Association

COUPLES 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, May 13, 2014 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 May 1, 2014 .

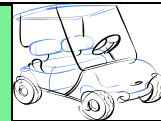
Creature Comfort ad

The Death of a Neighborhood

The death of a neighborhood does not happen all at once but in a series of little steps that have been ignored. First, there is one house that does not follow the rules. Soon someone else living close by says why should I follow the rules when they don't? Then someone says I will not pay my dues because "they" do not enforce the rules. The HOA is still trying to get everyone to follow the rules but when there are so many who aren't and don't care AND now people aren't paying their dues? There is no longer any funds to take people to court to ensure their compliance. Slowly, one street at a time, the neighborhood starts to die. The people who care and must carry the weight of those who don't, soon cut their losses and move on to a new neighborhood. Do not let this happen to Wynlakes. If you owe dues, pay them. If you need to start following the rules, do so. One person can kill a neighborhood IF we let them.

Traffic Flow

With everyone's busy schedules, we sometimes forget how fast we are traveling on the streets of our neighborhood. The posted speed limit is 25 mph. which can seem to be very slow when one is in a hurry. However, the 25 mph speed limit is to help keep our streets safe for children, walkers, joggers and persons crossing the streets. The HOA office frequently gets calls about how fast cars/trucks travel on Wynlakes Blvd, Lakeridge Dr., Old Marsh, and Pinecrest Drive. The HOA has in the past, and will again, have motor police and police vehicles monitoring our streets for people that speed and those who run stop signs. It is our hope that this will act as a reminder for those guilty of such violations.



The weather is getting warmer, school will be out soon and people will want to scoot about the community in golf carts. Please remember **only street legal** golf carts are allowed on the streets of our neighborhood. Street legal means the golf cart must have a license tag and a driver with a valid driver's license. It is very dangerous for children to operate motor vehicles without proper vehicle training and licenses. We will increase the time our off-duty police officers are in the neighborhood to ensure that this law and all others are enforced. Safety is a major concern for all of Wynlakes.

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.

REMEMBER TO KEEP YOUR TELEPHONE NUMBER and EMAIL ADDRESS CURRENT WITH THE HOA OFFICE.

Garbage/Trash/Debris Pick-up Dates

Memorial Day—Monday, May 26th—Wednesday & Friday

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



Please remember to pull trash containers back in on pickup dates.

MAILBOXES

REPLACEMENT MAILBOXES MUST BE THE APPROVED MAILBOX SEEN THROUGHOUT WYNLAKES. THE CONTACT PERSON FOR MAILBOXES IS:

John Clark, III 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.

Please remember to keep your mailbox in good repair. A coat of paint or new numbers can make it look like new. A beat up, old mailbox does not add curb appeal to a house.

SIDEWALKS

Let's be kind to our neighbors and keep our sidewalks clear of pine straw, leaves, and water. Many people walk in our neighborhood and clear sidewalks contribute to safe exercise for everyone .

WYNLAKES COVENANT/RESOLUTION #18**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.****BOARD OF DIRECTORS – RESOLUTION #18**

WHEREAS,

The Wynlakes Residential Homeowners' Association, Inc., (hereinafter referred to as "Association") through its Board of Directors, as successors of Declarant, and the Design Review Board under its authority as contained under Article VI, Section .01 and Article VII, Section 7.8 of the Declaration of Covenants, Conditions, and Restrictions Wynlakes and through its Modification Committee as contained in Article VII Section 7.10 thereof wish to add the following Restrictions under Article VII of said Declaration; and

WHEREAS

Accumulation of Refuse. No lumber, metals, bulk materials (except lumber, metals, bulk materials as is usual in the maintenance of a private residence and which must be stored in such a manner so that it cannot be seen from adjacent and surrounding property), refuse or trash shall be kept, stored or allowed to accumulate on any part of the Properties, except building materials during the course of construction of any approved structure. Builders must provide dumpsters on the property during the construction period. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pickup is to be made, at such place on the Unit to provide access to persons making such pick up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property.

WHEREAS,

Certain residents in the Wynlakes community have voiced complaints about the unsightliness of our neighborhood due to debris of varying sorts, bags of grass and other yard debris placed at the curbside after regular pickup or several days before scheduled trash pickup day;

NOW THEREFORE, BE IT RESOLVED,

Debris must be placed at the street only on Tuesday 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.

Done, this 14th day of May 2010.