

**Wynlakes Homeowners Association**

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*Wynlakes*  
HOMEOWNERS' ASSOCIATION



**Greetings from your Wynlakes Homeowners' Association!**

The HOA Board and Staff are preparing for 2014 and we are looking forward to some productive and interesting times this coming year.

As the incoming President, I would like to give some well-deserved recognition to the one departing Board member, Spencer Swan. Spencer has served as the Treasurer of the Board for the past four years, and been a member of the Board since 2007. He has helped guide our fiscal and management decisions and been an invaluable source of corporate knowledge regarding past operations of the HOA. Thanks, Spencer, for all you have done for the HOA's membership and Board. Dr. Wally Hester has decided to step down as President, after being drafted against his will to serve another term last year. He served as President for seven years, and has graciously accepted to serve as Treasurer so as to keep his valuable experience in fiscal matters readily available.

As a matter of introduction, I would like to welcome Larry Carter to the Board. He is taking Spencer Swan's seat and is a welcome infusion of "new blood" to the workings of the HOA Board. Also the HOA Management Office is currently training additional part-time staff to better serve the Board and the Homeowner's Association. Michelle McGuire and Betsy Spivey are new faces you may meet when communicating with the office.

This year we will reach the twenty-seventh anniversary of Wynlakes. It is readily apparent the neighborhood has 'matured' over the years. With that passage of time, issues have arisen that need attention. Many of these issues will be addressed fiscally, some aesthetically, in order to keep our neighborhood looking its best. Wynlakes is now a community with over 1000 homes, and new building is an on going reality. Some of the ways we handled the business of the HOA in the past will need to change to address this continued growth and maturity. We want your input, and hope to receive your ideas through several modes— phone, email and web surveys on the issues facing

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January  
2014

Maids

**Trash cans**

Please remember to pull your trash can in after trash pick up. They are often left in the street which causes a traffic problem. They are not pretty, even the pink ones, wherever they are left.

**Mailboxes**

Please step out to the curb and look at your mailbox. Some in the neighborhood are embarrassing. A quarter of a million dollar house at minimum and a dollar mailbox that is rusted; something is wrong with this picture. Is there no pride of ownership?

**Dues**

Dues are due by the end of Jan or the end of July. On the last day of the month, a small finance fee is added. Wynlakes HOA has only raised the dues twice (2008 and 2009) since we elected a Board and became a Homeowners Association.

We are Wynlakes, a premier neighborhood.

**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: December 30-31, 2013; January 1, 2014; January 20, 2014 and February 17, 2014. If you have questions or problems, please call Security at 279-8358 or email the office at linda@wynlakeshoa.com and someone will respond to your concern.

**SAFETY CONCERNS**

Now that our evenings get dark earlier, we should be more vigilant about our surroundings. We should be sure to check when we enter and exit our homes just as a safety precaution. Also, be sure we know who is at the door before opening it to a stranger. We should be careful to close our garage doors and lock our exterior doors, even when we are in the house. Also, teach our children to be careful about opening the door if they do not know the person at the door. For those who are widowed or single and coming in late at night, if you feel uncomfortable, you may call Security and they will follow you home to make sure you get there safely. The HOA wants everyone in our community to be safe.



**UPDATED COMPUTER PROGRAM**

In the spring of 2013 the HOA contracted with AUM to develop an updated data base for us as we had numerous problems with the program we were using. We have been using the new program since June 2013 and it is working quite well. We have access to an IT person when we need it and questions or problems are resolved quickly. We continue to strive to provide the best for our community.

**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

**NEIGHBORHOOD REP MEETING**

The next meeting for Neighborhood Reps will be held at 6:00 p.m. on Tuesday, February 11, 2014 at 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 January 24, 2014.

**SECURITY**

Frequently the HOA office receive calls expressing concerns about requests made of the security staff which they were not allowed to perform or address. The officers try to assist our residents if and when they can. However, some of the requests they cannot do for safety and liability reasons. The following are some of the responsibilities of our Security staff:

- Answer phone calls promptly and politely by responding "Wynlakes Security Officer (name).
- Check all homes on the vacation request list, pull in the trash can, pick up newspapers, and check the outside perimeter for open doors, windows, etc. They cannot enter the home if a window or door is open. They can call the police and/or the homeowner.
- Flag traffic at gate in professional manner.
- If there is a police, fire or emergency call, meet them at the address of the problem and assist with traffic management, if necessary.
- When on patrol, note any portable toilets overturned and call company to report.
- Remove anything from streets that would be hazardous to drivers.
- Remove any illegal signs.
- Remove all signs posted on street lights or stop signs.
- Check for persons fishing in unauthorized areas and ask them to leave. Check for fishing permits for persons fishing in the authorized fishing area (Longneedle Drive only).
- Patrol the community to observe for problems/concerns.
- Flag street lights which are not working properly.
- Respond to residents calls if safety is a concern.
- Report on fountains for working lights and pumps.

**Remember, we have less crime in Wynlakes than any other surrounding neighborhood.**

**RESIDENT SECURITY SYSTEM NOTIFICATION**

**Residents : remember to give your security alarm system the number for Security (334.279.8358) as the first phone number on your list of persons to call. They can quickly check your residence to see if it is a false alarm or a legitimate need for the police to be called. Most alarm companies recommend this so check with your company. Also check with your home insurer to see if having 24 hour security is a benefit on your insurance.**

**SOLICITORS**

Please check our website: www.wynlakeshoa.com for the **new** rules governing solicitors. You will find it under Publications: New Ordinance for Solicitors. We have joined with Deer Creek and Sturbridge to express our dissatisfaction with the new ordinance but do appreciate the fact the hours are limited. Solicitors, sometimes, are very aggressive and often intimidate our residents. Please call Security if you are uneasy or feel like you are being bullied into buying something. Also remember, you have three days to reconsider if you change your mind about the purchase.

### MONEY DOES GROW ON TREES



We have all heard the familiar phrase, money does not grow on trees. Well, thanks to recent studies, money may grow on trees after all! Overall, trees provide a sense of beauty to our environment. However, the benefits of having trees go beyond mere aesthetics. Trees clean the air, provide oxygen, and conserve energy just to name a few benefits. Thanks to recent studies, a tree on your street could increase the price of your home as well as sale your home faster – even from 100 feet away! These findings were based upon recent studies in Portland, Oregon to find out how street trees, those planted between the sidewalk and the road, affected final price and time on the market. The results concluded that the sale premium of having street trees was the same as adding 129 square feet of finished space, and homes with street trees sold for \$7,130 more, on average, and 1.7 days more quickly. Additionally, neighboring houses within 100 feet of streets sold for \$1,688 more each, on average. Finally, street trees resulted in an extra \$19,958 in neighborhood house sales. Despite these recent findings, please keep in mind that there are downsides that are associated with tree ownership. Trucks/cars can run into trees and damage the bark and/or trees can get infected with viruses and insects which need to be treated. However, the benefits of trees outweigh the negatives. Many of us bought in Wynlakes because of the established trees. New developments often look barren. So...be a tree hugger; protect the ones we have and plant new ones whenever possible.

Excerpts from an article by: Sanette Tanaka Wall Street Journal

Creature Comforts

#### 2013-2014 HOA BOARD OF DIRECTORS

- District 1 Jim Ippolito
- District 2 Darrel Warner
- District 3 Larry Carter
- District 4 David Wills Vice-President
- District 5 Penelope Poitevint
- District 6 Wally Hester Treasurer
- District 7 Shirley Rose
- District 8 Jean Mattison
- District 9 Steve German President

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our community. More interaction between our two Standing Committees (Modifications and Covenants) and the HOA's Neighborhood Representatives is paramount to being successful in meeting these challenges.

Let me take this opportunity to introduce the newest communication link in making your voice heard. Presently, there is an issue that sits "tableted" and will be addressed at the next Board meeting. A proposal has been submitted to allow community-wide garage sales twice a year. Currently such events are banned by Resolution #10. If you have an input regarding this proposal—please use the new survey link on our web site, email the HOA office, talk to your Neighborhood Representative or your Board Member. This item was tableted so we could hear from you – now is your opportunity to let us hear your voice.

Finally, let me address something that will also occur in January. An Operations Manual for the HOA's Management Office is being written which will be submitted to the Board for its consideration. This manual will be the source for services provided, and actions taken by the HOA Manager and Association employees. We will also be updating the Wynlakes Security Manual by which our security team operates. We are doing this so you can see, in writing, what services these HOA units really provide and what the expectations are for their day-to-day activities.

With that—let me say I hope you had a happy and enjoyable holiday season and the New Year brings only the best for you and your family. We on the Board look forward to hearing from you and working together to make a difference in keeping Wynlakes a wise investment for all of us.

Steve German—President, Wynlakes Homeowners' Association

Martin Mayer's Destinations

#### What Makes A Good Neighbor?

What makes a good neighbor? A nice lawn, quiet music, no loud parties, no barking dogs, and driving at the speed limit or below, if there are children in the neighborhood. Those are obviously things that other neighbors appreciate. What else makes them smile in your direction? Being helpful is probably the biggest thing that neighbors appreciate. When you see that your neighbor's lawn is overfull of leaves and one of your neighbors is outside trying to single handedly rake them up, offer to lend a hand. When a new neighbor moves in, offer to help with numbers for utilities. A neighbor just had a baby? Offer to make a meal one night so the new parents aren't so stressed out. Those are also somewhat obvious tips. What else would make a good neighbor? If your neighbor hasn't brought in his garbage cans yet, roll them back into his yard. When you're outside make sure to smile and wave at your other neighbors. Start a conversation if you like. These are things that other neighbors love.

REMINDERS

All exterior work on your house or in the yard must be approved before work begins. Please allow at least two weeks from the 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.

RENTERS

IF YOU RENT OR LEASE YOUR HOUSE IN WYNLAKES, PLEASE CALL THE HOA OFFICE AND LET US KNOW. WE WILL SEND THEM A PACKET OF THE RULES AND REGULATIONS. THE HOMEOWNER IS STILL RESPONSIBLE FOR THE RENTER AND ALL FINES AND DUES.

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Garbage/Trash/Debris Pick-up Dates



New Year's Day— Wednesday, January 1st—Tuesday & Friday

Martin Luther King Day—Monday, January 20th to be announced

Presidents' Day—Monday, February 17th to be announced

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

MAILBOXES

A friendly reminder that mailboxes are the responsibility of the homeowner to have them repaired or replaced when damaged. The replacement must be the approved mailbox seen throughout Wynlakes. The contact person for mailboxes is:

John Clark, III

Imperial Mailbox Systems 334-657-5215

WINDOWS NEED REPLACING?



12 Exterior Window Colors



B & B Vinyl Siding And Windows

B&B Vinyl Siding Installed 848 Vista Windows in the Montgomery Area in 2010 and Over 900 in 2011! Bob Coon at B&B Vinyl Siding & Windows is the exclusive dealer for Vista Window Company in the Tri-County Area.

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Services We Offer

- Siding
- Windows
- Soffit & Fascia
- Patio Covers
- Carports
- Screen Rooms

Our Experience

- Bob Sales 22 years
- Brian Installation 22 years
- Bill Installation 17 years
- Bobby Installation 15 years

LIMITED LIFETIME WARRANTY • WRITTEN 5 YEAR LABOR WARRANTY

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