

Wynlakes Homeowners Association

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Wynlakes
HOMEOWNERS' ASSOCIATION



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Greetings from your HOA Board -

For this quarter I have some important changes to highlight about the way we are conducting the business of the HOA. I hope you will discuss these topics with your neighbors and continue to provide feedback to the Board and your Neighborhood Representatives regarding these important matters.

First, the HOA completed negotiations in May and out-sourced our neighborhood security services with Presidential Security and Protective Services. There are a myriad of reasons why the Board made this decision -- the most compelling of which was to ensure we possess the best services possible given the financial challenges the HOA faces as an employer. Presidential provides our residents and security personnel with services and benefits the HOA simply cannot offer. Our new security force is already better trained, better equipped, better staffed, better paid, and now has medical benefits -- all of which we as an employer could never hope to offer. We simply do not have the resources available to operate the kind of security service we desire in-house. Although the Board opted to refrain from arming the Wynlakes security officers at this time, we did reserve the option to arm our force at any time during the span of the current agreement. Please note both of these key decisions, out-sourcing and deploying unarmed officers, agrees with the majority results of your feedback provided via the security survey on the HOA website. One current note on security that affects everyone -- and that is the issue of roving yard 'contractors.' We have had one instance where elderly residents were hood-winked and even coerced into paying for services that were never rendered. Be aware of your surroundings and the welfare of your neighbors. Our security service will pay particular attention to this issue -- help them help us by calling the gate if you see anything that just doesn't seem right.

Secondly, I would like to reinforce the emphasis we are placing on keeping you informed. In that light, we are making a concerted effort to involve the Neighborhood Representatives more in the area of Covenant enforcement. This change emphasizes two points: 1) providing education for our Neighborhood Representatives in understanding the governing principles behind the Covenants, and 2) allowing issues to be addressed (and hopefully solved) at the lowest level with face-to-face interaction as opposed to the issuance of 'those letters' from a faceless entity.

JULY 2014



Going out of Town? Schedule Your Pet-Sitting Services!
Whenever you travel, let Creature Comforts care for your pets in the comfort of your own home! Your pets will follow their established routine and receive individual attention in familiar surroundings. **Daily walking available also!**



- Services Available 365 Days/Year
- Schedule Daily Walks While You are at Work
- Medication Administered
- Mail & Paper Pickup
- References Available
- Bonded And Insured
- Serving Pet Owners Since 1998
- **First Visit Is FREE To New Clients With A 3-Day Booking!**

334.263.7297
www.petsloveus.com

DUES

We have sent the statements out for the July dues. Please be aware you have the entire month of July to send your payment in. If payment is not received by July 31st, late fee is added on the first day of the next month and a letter is mailed to remind you. On the 15th of August a letter is mailed informing you to pay by the end of August or the account will be sent to a collection agency. **If we receive the payment before the collection agency has an opportunity to post it and we can call it back, we charge a \$35.00 fee.**



**JULY 4TH
FIREWORKS
DISPLAY
8:30 p.m.**

The Wynlakes Golf and Country Club and the Wynlakes Homeowners' Association proudly join together to bring you the fireworks display on Friday, July 4th.

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.

With over 1,000 homes in Wynlakes, we know there will be issues that cannot be solved by a Neighborhood Representative without HOA support. So, Neighborhood Representatives and residents alike will be afforded all the support and resources the HOA office and Board can muster in ‘making things happen’ in their neighborhood. As some of you already know, that support includes evening neighborhood meetings with the HOA President, Board members, and HOA staff upon request. If you would like to play a more active role in HOA matters, I would encourage you to consider serving as either a Neighborhood Representative or Board Member. Election season is upon us, and if you are interested in serving on the Board, or as a Neighborhood Representative – this is your opportunity to step forward and help make a difference.

Finally, let me underscore three problem areas the HOA office will be focusing on this summer. These are not just Covenant issues – they are foremost SAFETY issues and will be handled accordingly. **BOATING** – there is absolutely no boating allowed on the lakes in Wynlakes. The existence of this Covenant provision is all about safety and liability. Our security service will be using a HOA-provided decision matrix that will be executed without exception in dealing with this most important safety issue. I would strongly suggest to anyone contemplating testing this Covenant provision to think about it very carefully. A good start in this consideration would be to read Section VII of the Covenants, more specifically paragraph 7.24, which you can conveniently find on the HOA website. Those who choose to disregard this guidance may find the prescribed involvement by the Montgomery Police Department not only time consuming, but expensive as well. I am sure we all have more enjoyable ways of using our precious time and resources. **FISHING** – if you are not fishing from your own personal property that physically touches the water, there is only one area from which residents are allowed to fish. This designated HOA Common Area for fishing is South of Longneedle Drive between the country club’s #5 green and the HOA gazebo. Residents who wish to exercise this privilege must have in their possession a valid State of Alabama Fishing License and a current Wynlakes Fishing Permit issued by the HOA office. Our security service has specific guidance regarding enforcement of this Covenant provision and will handle all violations, without exception in accordance with that guidance. **TRAILERS and WATER-CRAFT** – you are allowed to possess a trailer, utility and even one with a watercraft mounted on it, and any watercraft of your choice at your residence in Wynlakes. HOWEVER these items must not be visible from the street, nor in view from your neighbors’ property for extended periods of time. This certainly rules out the current placement of some utility trailers observed in our neighborhood, as well as the various types of watercraft now dotting our lakes, beached in back yards, and those propped up against fences. Enforcement of these Covenant violations is not only a safety issue, but a liability issue for the HOA. Many residents are not aware trailers and watercraft may be removed at the homeowner’s expense if deemed in violation of this Covenant provision. Please help us eliminate that uncomfortable situation from our repertoire.

It seems I am always handcuffed by space requirements and sometimes wonder if there isn’t a better way to disseminate information beyond this newsletter. For instance, should we have a blog, or a monthly updates and issues section posted on our web site? I bring this up for a couple of reasons, but mainly because I had wanted to let you know more about current Board’s initiatives, and how these projects are progressing. By way of preview – next quarter I would like to update you on fountains, street signs and lights, and landscaping. In the meantime, make your thoughts known on the latest survey on the web site.

So please help me out. Give a friendly nudge to your neighbor with the utility trailer parked in his driveway for so long he’s forgotten it’s even there. And let the guy with the boat beached on the lake know we were talking about him in the newsletter – and if he reads his Covenants he might then realize why his craft isn’t where he left it. And do call the gatehouse when you observe folks dropping a line in the water where they aren’t supposed to be fishing – especially when they are trespassing on your property! The security team is made up of some really nice folks and they will be glad to help you make things right. And do let them know when you are not sure about a situation regarding the safety and security of your neighbors. Then maybe next time I can write about what the HOA is doing for you, instead of pleading for help in getting the ear of the few who just don’t get it.

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

PROFILE: Presidential Security and Protective Services, LLC

Presidential Security and Protective Services, LLC, was established in 2007, in Montgomery, AL. Presidential Security and Protective Services, LLC was competitively selected in 2014 to provide 24-hours per day / 7 days per week security, surveillance, patrol, and property protection for the homeowners of Wynlakes, and the Wynlakes Golf and Country Club. Some other notable Presidential clients in the Montgomery area include: Atlanta Crossing, The Hampstead, Woodland Creek, Health South, Montgomery Public Schools, The City of Montgomery, and BMW of Montgomery.

The Wynlakes Security Force is constituted as follows:

	<u>APR – SEP</u>	<u>OCT - MAR</u>
DAY SHIFT	2 PATROL/1 BIKE/1 SUPERVISOR*	2 PATROL/1 SUPERVISOR*
EVENING SHIFT	2 PATROL/1 BIKE/1 SUPERVISOR*	2 PATROL/1 SUPERVISOR*
SWING SHIFT	2 PATROL/1 SUPERVISOR*	2 PATROL/1 SUPERVISOR*

*SUPERVISOR(s) has specific response duties / otherwise performs in a random daily supervisory role

(NOTE: Presidential Supervisors may be armed as they perform duties at other locations.)

The Wynlakes security patrol and bike officers are **not** armed, but these officers may be armed if the HOA Board perceives the need to exercise this option. Patrol officers are equipped with a marked security vehicle for timely response requirements. The standard response time for your call is 10 minutes or less.

You can reach **Wynlakes Security** at **334-279-8358**.



Getting Ready for your Summer Vacation?

Below are some helpful tips to help secure your property when you are away:

- let Security know- they will check your house
- keep shades & blinds in their normal positions
- stop mail & newspapers, or ask a neighbor to pick them up everyday
- put several household lights on timers
- arrange to have grass mowed while you are gone
- activate your home alarm (if you have one)
- leave a radio on - or put it on a timer.
- ask a neighbor to park in your driveway overnight - any thing that might suggest someone is home
- and REMEMBER to lock all doors & windows when you leave.

Have a safe summer!!!

IT'S TIME TO TAKE A
vacation **FROM CLEANING.**

Give yourself a break, call the cleaning service most recommended to family and friends.

Proudly keeping homes cleaner and healthier since 1987
277-7749
www.MAIDS.com

The Maids
Referral for a reason.

The Wynlakes HOA office will be closed the week of June 30—July 4, 2014 and Monday, September 1, 2014. We will monitor our emails during this time.



Enjoy the summer and stay safe.



!!!!!! HOA BOARD NEWS FLASH !!!!!

We are excited to announce one of the Board initiatives for 2014 is about to launch. David Wills, Vice President of the HOA Board has been diligently working to return the Wynlakes brand to our neighborhood. His association with Mr. Jim Wilson in property management, coupled with being a long-time resident of Wynlakes, makes David uniquely qualified to embark on such a Herculean task. Soon we will see a prototype of a new street sign erected in one of our neighborhoods for approval by the Board. This new design will provide for larger lettering to increase readability, and a return to the original Wynlakes brand in color – Essex Green. Once this prototype is approved by the Board, the full project will commence and include not only our street signs, but street lights, traffic signage, and gates as well.

Please remember to check our website at:
www.wynlakeshoa.com
It has the Covenants, Resolutions, Modification Guidelines and forms.

NEIGHBORHOOD REP MEETING

The next meeting for Neighborhood Reps will be held Tuesday, August 12, 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 July 25, 2014 .



PRIVATE PIANO LESSONS
IN YOUR HOME

Beth Henderson, teacher
Degrees in Music and Education

25+ years experience in both private piano and public school teaching

References upon request

For more information

CALL 205.903.5761

Concerned About Your Neighborhood?

You can take an active role in your neighborhood by volunteering to become a Neighborhood Representative for your area. Being a Neighborhood Rep allows you to have some input in the decision-making process for the Wynlakes community. It is almost time to elect our Neighborhood Representatives and Board of Directors for the upcoming year. Neighborhood Reps meets 4 times a year at the County Club and the Board meets every month. If you are interested in serving, contact the HOA office for more information. We thank all who have volunteered this year and in years past. We truly appreciate the time and effort it takes.

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

July 4th week—Tuesday and Thursday

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 needs 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 our 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.



Please pick up after your dogs!!!! Some of our neighbors are getting angry about the lack of common courtesy by people who allow their animals to use a yard and not clean up afterward. Some people have even installed cameras to catch the culprit.

COVENANTS

In recent months the HOA has received multiple complaints about the visibility of trash receptacles in the community, the early placement of trash receptacles at the curb on Mondays and Thursdays, and leaving them at the curb beyond the regular pick up day. We understand that residents may not always be home to place the receptacle at the curb on the appropriate day; however, placing the can at the curb early or on the wrong day should not be a regular occurrence. It has always been the requirement for trash cans not to be visible from the street or adjoining properties and to be brought out/in on garbage pickup day. The HOA is encouraging you to adhere to this standard and help to keep Wynlakes a beautiful place to live. The HOA office will increase our patrols to address this growing problem. The covenant concerning trash receptacles reads:

7.17 Garbage Containers, Oil & Gas Tanks, Swimming Pool Equipment. All garbage and trash containers, oil tanks, bottled gas tanks, and swimming pool equipment and housing must be underground or placed in walled in areas or landscaped areas so that they are not visible from any adjoining property. Adequate landscaping shall be installed and maintained by the Owner.

Trailers/Boats: They have become a regular sight in many of the driveways in our neighborhood and with summer here, there are even more. However, trailers come under **Covenant 7.03 Recreational Vehicles**. No boat, boat trailer, 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 twenty-four (24) hours, unless housed in a carport or garage, or parked beyond the building set back line and otherwise **screened** so that it cannot be seen from adjacent and surrounding property. That said, please do not have boats or trailers visible from the street. As this issue is creating more and more complaints to the HOA office, this will be area of focus in the coming weeks.

Foreclosed Homes: Wynlakes currently has five homes in various stages of foreclosure. The HOA office tries to maintain the front yard of these properties but remember this is an expense to the HOA. We call 311 at the city for backyards and pools. The city places any expense they incur on the tax records and will eventually recover it. If we file a lien, it is usually secondary to the mortgage, so we seldom recover anything.

Vacant Lots: Vacant lots are privately owned and not a source for debris from someone else. If you live near or next to a vacant lot, please, do not place debris/tree cuttings/shrubbery cuttings from your property onto the vacant lot. The City of Montgomery does not pick up trash from vacant lots and it is an eyesore for the neighborhood when debris is left on them and a disservice to the lot owner.

Signs: Article VII, para 7.08 states: No sign or other advertising device of any nature shall be placed upon any part of the Properties except as provided herein. The Design Review Board shall adopt and promulgate rules and regulations relating to signs and other advertising devices.

Home Businesses: Article VII, para. 7.14 states: No profession or home industry shall be conducted in or on any part of a Unit or in any improvement thereon on the Properties.

Nuisances: Article VII para.7.25 states: No obnoxious, offensive or illegal activities shall be carried on upon any Unit nor shall anything be done on any Unit which may be or may become an annoyance or nuisance to the neighborhood.

WYNLAKES IS A COVENANT COMPLIANCE NEIGHBORHOOD