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*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:

President's |  
Notes

HOA Holi- |  
day hours 2

Reminders 3

Wynlakes' |  
Notes 4

Vets' Day 5

Budget 6

Wildlife 8

OCTOBER  
2014



Greetings from your HOA Board President—Steve German

*Welcome to the Fall Season.*

As with the changing seasons, we also have changes to announce with respect to the make-up of the HOA Board. We have three new members joining the Board for the next term. District 4's new Representative will be Judy DeBray who will be stepping in to replace David Wills. Jack Banker will be replacing Wally Hester as the District 6 Representative, and Lynda Turner will be replacing Jean Mattison from District 8 as their Representative. David (current Vice President), Wally (current Treasurer), and Jean have served on the Board for many, many years and held several offices. They will be taking an enormous amount of 'corporate knowledge' with them. Fortunately for us (not so much for them), we know where they live! If you happen to bump into them, please take the time to thank them for volunteering their time and talents in making a difference in our neighborhood.

In preparation for our monthly meetings with Mr. Brent Krause regarding the **Landscaping Contract** with the *Wynlakes Golf and Country Club*, I have had significant input from many of you, who would like to see some changes in execution of that contract. Every input you have submitted has been addressed and discussed during these meetings, and with Dennis Webber, the Superintendent who is the tip of the spear for this particular contract. They have been very responsive to our concerns and of great help in trying to solve the many issues we have with our aging development. Our meetings have been stressing the **frequency, specificity, and quality** of service – terms I have written and talked about in many forums. Like many of you, I too firmly believe **supervision** is the key to maintaining the appearance of our neighborhood's common areas – and with your considerable input, through letters, emails, phone calls, and photos we are making progress. There is still plenty of low hanging fruit out there, but please continue to let us know where you think we need to focus more of our attention.

One note regarding **contract enforcement** -- this is a job for our HOA Office with guidance from the Board. We have asked our Neighborhood Representatives to be more active in interfacing with their district residents. This is producing plenty of feedback and has increased the 'visibility' of the Board's overall sight picture regarding administration and development of our contract specifics. In that light – I would ask that you not engage in 'supervising', or 'correcting' our contractors while in the course of their work day. With over 1000 residents in our  
(continued on page 2)



**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 13, November 11, the week of November 24-28, and December 22-26, 2014.**



neighborhood, it is imperative that feedback is properly channeled. As a reminder, we only have two yearly contracts in force – one for common area **landscape maintenance** and one for **security**. From time to time, we have contractors performing other specific tasks on short-term contract or agreement. It is the HOA office staff's role to quality control and ensure the provisions of HOA contracts and agreements are being met. If you feel services are not being performed to the specifics of a contract, or would like to propose changes to better meet your expectations, please let your Neighborhood Representative, the office staff, or any Board Member know. They, in turn, will work with the right people to make any necessary adjustments. Often times changes will have to be addressed during renegotiation of specifics of yearly contracts when renewal/review of that contract is performed by the Board.

Response to the HOA Office's concentration on covenant enforcement with regard to trailers, vacant lots, and boats has been very fruitful. I appreciate everyone's attention and action. Many of our residents just needed a reminder of the Covenant provisions and have responded accordingly. We have a few 'holdouts,' but we will apply the necessary measures to resolve these few issues in the near term. I appreciate everyone's patience in rectifying some of these long-term irritants that have become issues. Hopefully with this review of the Covenants, and continued feedback of neighbors, we will continue to see the results in the long term. We all understand Covenant enforcement. It is a necessary chore to ensure property values are not degraded by folks who are either unaware, or have lost sight of the reasons for them. I am happy to report we have very few neighbors who 'just don't get it.'

Now a brief look at the on-going projects you may have been wondering about:

**The "Signature" Fountain on Vaughn Road.** Larry Carter from District 3 has been the stalwart leading this effort, which has been no less than a Herculean task. After much discussion, research, and dealings with Mother Nature, the Board has purchased a new fountain which at the writing of this newsletter article is being constructed at the factory. It will be assembled and installed in the factory's test pond where it will be viewable on-line. We will put the link on our web page (<http://www.wynlakeshoa.com>) as soon as it is available. We expect the fountain to be installed and operating in late October.

**Street/Information Signs, Gates and Light Poles.** David Wills, HOA's out-going Vice President, has been the project head for this enhancement. The painting of our neighborhood sign posts and light poles has begun. The light poles, information stanchions, gates, and street signs will be changing color to "Essex Green." The test street signs you may have been observing rotating near Oak Alley are still being revised as to the attachment device – but are now planned to be oval in shape with larger gold reflective lettering to enhance visibility. We appreciate all the resident input on the design, coloring and lettering.

**Crosswalks and Signage.** You may have seen some activity around the crosswalks with regard to paint, landscaping, and signage. In partnership with the *Wynlakes Golf and Country Club*, we have re-painted the crosswalks, installed warning signs, and altered a bit of our landscaping to address some close calls with pedestrian, golf cart, and vehicular traffic on Wynlakes Boulevard and Lakeridge Drive. While the dollar cost was minimal in the scale of the above projects, there is no cost you can put on the safety of our residents and guests. Safety and security will always be of paramount concern to this Board.

Next time I should be writing about changes to the officer slate of the Wynlakes HOA Board, new guidance with respect to term limits of the Board, enhanced security measures, and proposed/implemented solutions for the landscaping issues in our common areas.

Steve German, President, Board of Directors

# 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](http://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.

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## Garbage/Trash/Debris Pick-up Dates

**Monday, October 13th Columbus Day—Wednesday and Friday**

**Tuesday, 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.**

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**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.

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Please remember trash cans must not be visible from the street nor should they be curb side other than Tuesday and Friday.

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## **RESOLUTION # 18 FALL/WINTER MORATORIUM**

**Fall Moratorium for Resolution #18 will be October 30 - November 12, 2014**

Please remember to refrain from putting bags, piles of leaves, and trimmings on the street during 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

Our off duty police officer has noted, as well as the HOA office, the increased number of vehicles in the neighborhood. MPD will be assisting our officer in trying to slow down those speeding and those who drive in the middle of the road. In the past few months we have had several incidents of persons driving too fast or distracted driving on Old Marsh Way, Pinecrest and Wynlakes Blvd resulting in mailboxes being knocked down.

We have had several calls about coyote sightings. One gentleman said he had seen one in his yard twice. Please be careful with small dogs and cats. We also have spotted several hawks in the area which will take ducks, birds and squirrels. The swan decoy in the lake does seem to keep the geese away or maybe it is the alligator decoy.

Vacation home check: Please remember to notify Security 279-8358 when you are away for any length of time. They will check your house for you. Also put the number for Security in your cell phone so if you are out in the neighborhood walking and notice anything suspicious, you can call.

Street lights and fountain: Please don't hesitate to call us at 215-4452 if you notice any of them which are not working. Sometimes you see it before we do.

**We need Neighborhood Representatives.** Help us protect your biggest investment. There are only four meetings a year and we meet at the Wynlakes Golf and Country Club. If you are interested, please call us at: 215-4452. The Neighborhood Representatives are responsible for greeting new residents, delivering newcomer's package, reporting covenant violations, electing board members, and approving the budget. It is a good way to stay informed about the neighborhood and know your neighbors. Thank you to the ones that do serve; we appreciate all you do for the community.

### SAFETY CONCERNS

In recent weeks, Arrowhead, Towne Lake, and Lake Forest have experienced a rash of car break ins and home invasions according to Montgomery Police Dept. This a reminder to our residents to be sure to lock your vehicles if parked in the driveway and report any suspicious persons or vehicles you may see in the neighborhood. You may call Security at 279-8358 for any suspicious activity or vehicle.



### MAILBOXES

Please ensure your mailbox is all black (no rust, no overlays) with readable numbers. It makes it difficult for emergency personnel to find houses in Wynlakes when mailbox numbers are not readable. Also, some of the mailboxes in our neighborhood are starting to look like the picture above. If this is true of your mailbox, please, paint it or replace it with the approved Wynlakes mailbox from Imperial Mailbox Systems.



### History of Veterans Day



World War I – known at the time as “The Great War” - officially ended when the Treaty of Versailles was signed on June 28, 1919, in the Palace of Versailles outside the town of Versailles, France. However, fighting ceased seven months earlier when an armistice, or temporary cessation of hostilities, between the Allied nations and Germany went into effect on the eleventh hour of the eleventh day of the eleventh month. For that reason, November 11, 1918, is generally regarded as the end of “the war to end all wars.”

In November 1919, President Wilson proclaimed November 11 as the first commemoration of Armistice Day with the following words: "To us in America, the reflections of Armistice Day will be filled with solemn pride in the heroism of those who died in the country's service and with gratitude for the victory, both because of the thing from which it has freed us and because of the opportunity it has given America to show her sympathy with peace and justice in the councils of the nations..."

The original concept for the celebration was for a day observed with parades and public meetings and a brief suspension of business beginning at 11:00 a.m.

The United States Congress officially recognized the end of World War I when it passed a concurrent resolution on June 4, 1926.

An Act (52 Stat. 351; 5 U. S. Code, Sec. 87a) approved May 13, 1938, made the 11th of November in each year a legal holiday—a day to be dedicated to the cause of world peace and to be thereafter celebrated and known as "Armistice Day." Armistice Day was primarily a day set aside to honor veterans of World War I, but in 1954, after World War II had required the greatest mobilization of soldiers, sailors, marines and airmen in the Nation's history; after American forces had fought aggression in Korea, the 83rd Congress, at the urging of the veterans service organizations, amended the Act of 1938 by striking out the word "Armistice" and inserting in its place the word "Veterans." With the approval of this legislation (Public Law 380) on June 1, 1954, November 11th became a day to honor American veterans of all wars.

Excerpts from publication by: Office of Public and Intergovernmental Affairs

### THANKS TO ALL THE VETERANS WE HAVE LIVING IN WYNLAKES!!!

#### Couple's Bridge Club

Every 2nd Saturday of the month at 6 PM, you are invited to come and enjoy a social game of bridge with your neighbors. Call JoAnne Golden for more information at 244.0005.

#### Happy Holidays

The HOA would like to wish all of our residents a safe and Happy Holiday season. Remember if you will be away from home, you may call Security at 279-8358 to have them check your home during your absence. Halloween will be celebrated on Friday, October 31, 2014.

2015 Budget		Expenses	
<b>Revenue</b>		HOA Manager	40,000
Residential Assessments	\$894,180	Admin Clerk	20,000
Design Review Fees	250	Financial Admin	12,600
Site Improvements	2,000	Office Admin	1,000
Late Charges	4,000	Holiday Deco/Fireworks	15,000
Interest Income	0	Design Review	375
Capitalization Fee	0	Legal/Professional	2,500
Security Reimbursement	9,360	Accounting Fees	2,025
Electric Reimbursement	8,400	Office Expenses	26,000
Advertising Fees	4,000	Postage/Bank Service Chg	2,900
Covenant Fines	1,000	Telephone	4,500
Lawn Reimbursement	500	Taxes/Licenses	2,500
Miscellaneous	<u>600</u>	Insurance	12,110
<b>TOTAL</b>	<b><u>\$924,290</u></b>	Security Payroll	252,520
<p align="center"><b>NEIGHBORHOOD REP MEETING</b></p> <p>The Neighborhood Reps will meet on <b>Wednesday, November 12</b>, 2014 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 <b><u>only one</u></b> vote. Please call the HOA office if you have any questions or concerns about the budget. We will try to answer any questions or plan to discuss them at the meeting.</p> <p>Thank you.</p> <p><b>CALENDAR FOR 2015 NEIGHBORHOOD REPS :</b></p> <p>10 FEB 2015</p> <p>12 MAY 2015</p> <p>11 AUG 2015</p> <p>10 NOV 2015* <b>BUDGET</b></p> <p>* Second Tuesday at the Wynlakes Golf and Country Club at 6 PM</p>		Payroll Taxes	500
		Security Expenses	7,200
		Landscaping Maintenance	288,000
		General Maintenance	20,000
		Fountain Repair	15,000
		Street Light Repair	20,000
		Irrigation Repair	10,000
		Utilities– Water	34,000
		Utilities– Electric	95,000
		Lawn Service– Lots	1,000
		Landscape Renovation	10,000
		Structure Repair	10,000
		Operating Reserve	10,000
		Contingency	5,000
		Bad Debt Allowance	3,360
		Miscellaneous	<u>1,200</u>
		<b>TOTAL</b>	<b><u>\$924,290</u></b>

B & B AD



**Wynlakes Homeowners  
Association**

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A solution for the geese problem for those who live on lakes:

String a “visible” 1/4 or 3/8 rope, about 6-8” off the ground. Geese and ducks are not able to step over objects so they are forced to go around. Furthermore, they don’t go anywhere where there is an obstruction between them and the water which would impede their escape from a predator. This is especially true during molting season when they have difficulty flying.

Courtesy of: Lee Aldridge

We do have an abundance of wildlife that share space with us in Wynlakes. From ones we love to those we don’t, it is important to remember they are here and make the necessary adjustments. Do not encourage them with food if they are not welcome.