



JULY 2017

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Visit the website for more details.

NEW! FAQ Section:
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THOUGHTS FROM YOUR HOA BOARD PRESIDENT

We are now half way through the HOA fiscal year. I can assure you, the Board has been working hard to keep Wynlakes looking like the Masterpiece envisioned by the developer 30 years ago.

The Maple Trees As noted in the last Newsletter, over 100 maple trees were removed along the Boulevard. The project ended with sod being laid to cover the bare spots. For the most part the grass has taken root. If it did not, it was probably due to a lack of moisture.

More maple trees have died this spring. Why is anyone's guess. However, the drought last year may have been too much. The HOA will continue to remove the trees at no expense to the homeowners. The sod will not be laid until late fall or early winter to ensure it gets off to a good start in the spring.

The Gates The issue of the gates discussed in the last newsletter remains a work in progress. Residents responding to our last newsletter article asking for feedback voted overwhelmingly to restore them to the original working condition. Further, when the Neighborhood Representatives were polled at their meeting on May 16th a majority approved repairing them and having them closed at night. This was an "advisory vote" only. Some additional work needs to be done prior to going forward.

Communications Program It is clear that the HOA needs a better communications program. This edition of the quarterly Newsletter is the first step. From now on, the Newsletter will be printed and mailed to all addresses in Wynlakes. Though this is costly, the Board feels it is necessary due to resident feedback about receiving the Newsletter. If we have your email address, you will still get it electronically. It is also available on the HOA website. Thus, there is no reason for not getting the Newsletter.

In the past, the HOA manager or the Board President assumed primary responsibility for publishing the Newsletter. With this issue you will see more involvement from individual Board members. They may be mentioned in an article or have submitted a subject for inclusion. With this change the Newsletter will be a collaborative process. *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

You will notice a new addition to the Newsletter, i.e., a “Frequently Asked Question” column. This month the subjects of fishing and the Wynlakes Women’s Club are addressed. This approach provides a way for our residents to ask questions and get answers. In the interest of being timely, we will answer resident’s questions when submitted, and will publish the most relevant ones in the Newsletter.

The Board intends for the Newsletter to be educational. We do not want to appear to be lecturing residents about Covenant enforcement though, admittedly, it may seem that way at times. The process for addressing a specific Covenant issue starts with the HOA manager bringing it to the attention of the homeowner. Most homeowners comply with our Community-Wide standards whether or not they are actually aware of them. Some, unfortunately, do not. The Newsletter is not the way to address Covenant compliance problems.

Finally, many residents use Nextdoor Wynlakes to comment on HOA issues and policies. Generally speaking, the Board will not communicate with residents using Nextdoor. Since the Board is the last step available to residents to appeal a Covenant Committee decision, Board members cannot respond to the issues involved. In other words, the process needs to run its course without Board intervention. Further, reading comments that are inaccurate and breed suspicion about what’s going on with the HOA is discouraging. Please keep in mind that we are volunteers, and our objective is to keep Wynlakes the premier community in Montgomery. We kindly request you check with your Neighborhood Representative or the HOA office staff first before making what may be an unsubstantiated allegation on Nextdoor Wynlakes.

Board Resolutions This subject is more a housekeeping matter than one of substance, but an important issue nonetheless. The Board has approved Resolutions over the last 16 years to further explain or address areas not well defined in the Covenants or By-Laws. The format was not consistent which detracted from the goal of making them user friendly. They have now been updated following a consistent approach. Further, in a few cases new Resolutions were approved to define what is meant by a Community-Wide Standard. Installing playground equipment is a good example. The new Resolutions have been posted to the website. The original documents will remain in the HOA files for historical purposes.

GARDENING TIPS FROM DENNIS WEBER



Dennis Weber, Golf Course Superintendent
Wynlakes Golf and Country Club

Most Wynlakes homeowners take great pride in their turf. Board member Larry Carter talked to Dennis Weber to get a few tips on how to maintain your turf.

To achieve and maintain a “golf course standard” lawn you must perform specific tasks each season.

In early March, apply a pre-emergent herbicide and fertilizer to prevent summer weeds and to feed the lawn. Dennis recommends a herbicide that is coated on a fertilizer carrier. Fertilizer is categorized by the ratio of its primary chemical nutrients (Nitrogen (N), Phosphorus (P), and Potassium (K)). Nitrogen promotes growth and color, Phosphorus encourages flowering, root growth, and early establishment, while Potassium enhances the plant’s ability to use Nitrogen. The soil of Wynlakes contains a surplus of Phosphorus so no more is needed. Thus, consider a 20(N)-0(P)-10(K) mixture. Water is the activating agent dissolving the pre-emergent. The fertilizer encourages new growth and as weeds grow through the herbicide barrier they become coated and die.

Aerating a lawn is usually done when it is no longer a vibrant green, has become thin, or does not respond to fertilizer. Aeration prevents an excess buildup of an organic matter that could prevent the movement of oxygen, nutrients, and water from the surface to the root system. The golf course greens are aerated three times a year, but home lawns only need to be aerated when the symptoms indicate a need. Aeration is best done prior to the application of the pre-emergent herbicide.

Begin weekly cutting to a height around two inches and plan on raising the height as grass growth dictates a better appearance at a higher height. Since most recently built mowers mulch grass clippings enough to enable decomposition during the winter months, bagging is optional.

In summer, deep-watering should be done two to three times a week, i.e., long enough for the moisture to reach the bottom of the roots. **Read more on page 4.**



This tree is not coming back. If you have dead or dying trees on your property please remove them.

Yes, it can be expensive but to do so promptly is a sure sign that you care about your neighborhood.

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Pet Care When You Can't Be There

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LANDSCAPE LIGHTING – A GOOD RETURN ON INVESTMENT?

It's probably safe to say most of us chose Wynlakes because it is a beautiful place to live. Our homes, lakes, and fountains make a "good first impression" to prospective home buyers. However, as our community ages the challenge is to preserve our reputation by maintaining or enhancing that good first impression. This challenge is shared by the HOA and the 1,050 plus homeowners in Wynlakes.

Many homeowners select unique plants, trees, shrubs and flowers to create a beautiful landscape, and spend liberally to maintain it. However, there is one aspect of landscaping that may be overlooked - landscape lighting. With the addition of landscape lights the natural beauty of the day can be just as appealing during the evening. Furthermore, strategically placed landscape lights may make your home a less inviting target to the criminal element. Lighting professionals say that well-executed outdoor lighting design can add appreciably to the perceived value of a home making it an excellent return on investment. This is particularly true today as lighting options have multiplied with changes in technology.

The HOA is considering various ways to enhance the look of our common areas at night. Currently, our main entrance is illuminated in the evening and so is the Guard House on Pinecrest Drive. The entrance on Old Marsh Way has a light on top of each brick structure. These locations as well as other common areas would probably benefit from enhanced illumination.

The HOA encourages homeowners to improve the exterior of their property. Please keep in mind, major changes to your landscape design must be reviewed and approved by the Modifications Committee before work begins.

HOW DO I GET RID OF DALLISGRASS?



Dallisgrass is possibly the worst weed to infest our lawns in Wynlakes. It is tough to get rid of and very unsightly. Sometimes killing it takes repeated treatment and persistence. The best time to start treatment is usually late November to mid-December after other grasses go dormant and dallisgrass is still green. During this time you have a short window of opportunity to treat dallisgrass. Roundup can be sprayed on dallisgrass which should kill it without injuring your good grass. If the grass is still present in the spring "painting" the leaves with roundup can be done but care needs to be taken to avoid killing the good grass. As a last resort you can dig. Dig as deep as the roots go. Let the area set for about 2 weeks to see if any new dallisgrass plants emerge. If so, spray them with Roundup. Some lawn service businesses will provide this service but expect to pay a premium due to the work involved. Finally, please read and follow the manufacturer's directions when using herbicides.

WYNLAKES WOMEN'S CLUB

FAQ: I would like information on the Wynlakes Women's Club. Who can I contact to learn more?

Answer: Christy Fletcher, in addition to serving on your HOA board, is the President of the Wynlakes Women's Club (WWC).

The WWC is not affiliated with the Wynlakes Golf and Country Club, but is a "social club" for the residents of Wynlakes, whether a homeowner or renter. Their meetings are held September through May on the first Thursday of each month at the Country Club.

According to Christy, in addition to lunch, their meetings feature an informal program with interesting guest speakers covering subjects such as interior decorating, health and wellness, and financial services. The highlight program of the year is the annual fashion show from Chico's (with outfits modeled by WWC members).

Meetings will resume on Thursday, September 7th at 10 a.m. when they hold their Welcome Coffee in the Swan Ballroom at the Country Club. Dress for this event is "Sunday Casual."

Guests are welcome, membership is voluntary. Signs are placed at all of the entrances as reminders, and more information will be included in the July and August issues of WynLiving Magazine.

For more information email Christy at BartFletcher@bellsouth.net.

FISHING IN WYNLAKES

FAQ: Where can I fish in Wynlakes?

Answer: Wynlakes has 17 lakes, 6 are owned by the HOA, 10 by the Wynlakes Golf and Country Club, and one is co-owned. The lakes benefit all, but particularly the homeowners whose property touches them. Chances are they paid a premium for that benefit. This makes this question relevant and timely as we enjoy the lazy, hazy, crazy days of summer.

The lakes have fish, and fishing is permitted if your property extends to the shoreline. What is not permitted is trespassing on privately owned property to fish. It should go without saying that there is no "public access" to the lakes. (See exception below.) However, some, perhaps nonresidents, apparently don't realize this. Recently, three young men learned that trespassing is actually a law and met with law enforcement personnel, i.e., the Montgomery

Police Department, to discuss the matter. A repeat offense could easily result in arrest.

The only area where fishing access is open to all is the common area along Longneedle Drive...close to the fifth green on the big lake. Fishing in any of the lakes is restricted to Wynlakes residents with a valid fishing license (16 years and older) and a fishing permit issued by the Wynlakes HOA. (For a fishing permit application visit www.wynlakeshoa.com, then click on documents.) Residents living on a lake, along with their guests when accompanied by the resident, may fish from their property's shoreline.

Bottom line: The cooperation of homeowners to help enforce our covenants is critical. If you see violators, please contact Presidential Security immediately. If needed, they will contact the MPD.

HAVE A FREQUENTLY ASKED QUESTION?

Submit all FAQs to the HOA office by email (wynlakeshoa@wynlakeshoa.com) or by telephone (334-215-4452)

Gardening Tips from Dennis Weber, continued.

Make a small temporary opening in the sod to check the roots and adjust your watering as needed. Watering is best done in the early morning to avoid excessive evaporation and plant disease. Adjust sprinkling times accordingly after it rains. Too much water can damage your lawn. Around the first of October, reapply pre-emergent herbicide with a fertilizer carrier that will keep most winter weeds from seeding. In the fall your yard needs a larger dose of Potassium and I suggest a 10-0-20 formula.

Not much is required during the winter season. If necessary, apply a post-emergent herbicide to kill those persistent weeds that germinated and popped up in spite of the fall treatment. The easiest way to kill those is to spray them directly using herbicide in a hose-end bottle attachment. If you do not have too many weeds, picking them or spot treating is the best method. It is important to do this before the weeds begin to flower and drop seeds.

You can read in-depth about this and many other horticulture topics at the very helpful Alabama Cooperative Extension System (ACES) website: <http://www.aces.edu/home-garden/lawn-garden/>.

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 18

Resolution Title: Debris and Trash Cans

Date of Board Approval: May 14, 2010

Effective Date: May 14, 2010

Revision Date: Revised by the Board of Directors on May 16, 2017

Authority: Declaration of Covenants, Conditions, and Restrictions Wynlakes Article VII Section 7.10, which reads in part, "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 pick-up is to be made, at such place on the Unit to provide access to persons making such pick-up."

Statement of Resolution:

1. Trash cans must be placed at the street no earlier than 7:30pm on the days preceding the scheduled garbage pickup dates as designated in the current City of Montgomery garbage and trash pickup schedule. This is typically Tuesday and Friday except in the case of holiday weeks.
2. Debris includes but is not limited to yard waste, tree limbs, cardboard, bulk trash, lumber, etc. Debris must be placed at the street no earlier than 7:30am on the day preceding the scheduled debris pickup date as designated in the current City of Montgomery garbage and trash pickup schedule. This is typically Wednesday except in the case of holiday weeks.
3. Debris and trash cans must be stored so as to be not visible from the street except when placed curbside for pickup in accordance with paragraphs 1 and/or 2 above.
4. Property owners will receive one letter on the first violation of any of the above Covenants. Any subsequent violation(s) will result in a letter informing the homeowner of a fine of \$25.00. All fines are cumulative and will be added to the homeowner's Association dues.

APPROVED by the Board of Directors this 14th day of May, 2010.

ATTESTED: Wally Hester, President, Wynlakes HOA BOD

WITNESSED: Jean Mattison, Secretary, Wynlakes HOA BOD

REVISED by the Board of Directors this 16th day of May, 2017.

ATTESTED: Gary Oos, President, Wynlakes HOA BOD

WITNESSED: Christy Fletcher, Secretary, Wynlakes HOA BOD

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 23

Resolution Title: Playground Equipment

Date of Board Approval: March 21, 2017

Effective Date: March 21, 2017

Revision Date:

Authority:

(1) Declaration of Covenants, Conditions and Restrictions Wynlakes, Article I, Section 1.09: "Community Wide Standard" shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined and set forth by the Design Review Board, Modifications Committee or the Board of Directors.

(2) Declaration of Covenants, Conditions and Restrictions Wynlakes, Article VI, Section 6.02, Which reads in part: "The Modifications Committee shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units and the open space, if any, appurtenant thereto." And "Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the Modifications Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation."

Statement of Resolution:

1. This Resolution rescinds Resolution #16 in its entirety and replaces it as follows.
2. General: This resolution is intended to help homeowners buy and use outside play/sports equipment. To be in compliance with this covenant, homeowners must consider the size of their lot, its contours, the amount of visual screening from both the street and adjacent lots, and the potential negative impact on neighbors. Further, unless otherwise noted the use of outdoor playground equipment is prohibited between the hours of 9:00 p.m. and 8:00 a.m. The location of play/sports equipment must ensure that the resulting activity is confined to the resident's property and does not result in intrusion or damage to the adjacent property. Permanent and semi-permanent play structures and sports equipment must be serviceable and maintained so that deterioration or damage is not noticeable. Play structures and sports equipment not maintained as noted above must be repaired or removed within 30 days after being so notified in writing by the Wynlakes HOA.

3. Types of Equipment: For purposes of this resolution, play equipment includes, but is not limited to: play sets (e.g., Jungle Gyms), swing sets, trampolines, soccer goals, and wading pools having a depth of 24 inches or less, sandboxes, and basketball goals.

4. Categories: Play equipment is categorized as follows:

a. Permanent Equipment: Normally, includes all items that due to size will not normally be moved once installed. The type, color, and placement of all play equipment and related items are subject to approval of the Modifications Committee. Soft surfaces such as canopies on a swing set or play set must be dark, and either green, blue, brown or black. Hard surfaces such as swings sets, trampolines, slides, etc., should be a color that will blend into rather than contrast with the existing environment. Earth tone or dark colors are recommended. Equipment must be installed in a professional manner, normally located where it will have a minimal visual impact from the street or adjacent properties, and be orientated so that all activity is confined to the homeowner's lot. (Metal playsets will not normally be approved. Basketball backboards attached to the home either on a wall or the roof will not normally be approved.)

b. Portable Equipment: Includes equipment stored when not in use. When stored, all play equipment shall be located where it will normally be out of view, or stored for minimum visual impact from adjacent property or the street. Soccer goals and Badminton nets are examples of portable playground equipment. These and similar items may be used during the day in the front of the residence but must be removed by sunset.

c. Semi-portable Equipment: Includes equipment that once erected is not normally moved to a different location for storage. For example, portable basketball goals /backboards are not considered a permanent change to the exterior of the home because they are movable. However, they must be placed toward the rear of the house to provide for minimal visual, physical, and noise impact. Its location must consider the potential for intrusion and /or damage to adjacent property. Portable basketball goals shall be used as designed and additional ballast (sandbags, rocks, bricks, etc.) is prohibited. Basketball backboards must be white or clear. Portable backboards should be folded when not in use if so designed. Basketball goals must be well maintained with no broken backboards, torn nets, or rust on poles.

APPROVED by the Board of Directors this 21st day of March, 2017.

ATTESTED: Gary Oos, President, Wynlakes HOA BOD

WITNESSED: Christy Fletcher, Secretary, Wynlakes HOA BOD



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NEWS BYTES

HOA OFFICE NOW HIRING

The HOA is currently accepting applications for an Office Manager. To view the full job description, or directions on how to apply, visit www.wynlakeshoa.com.

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held August 15 at 6 p.m. at the Wynlakes Golf and Country Club.

NEW ANIMAL CONTROL/ HUMANE SOCIETY PROTOCOL

The Montgomery Humane Society now provides Animal Control and Humane Officer Division services to Montgomery. From 8 a.m. to 6 p.m. contact the Montgomery Humane Society at (334) 409-0622, ext. 213. A dispatcher is on duty except on federal holidays. A Humane Officer is on-call every day of the week after 6 p.m. until 8 a.m. You may contact them through MPD at (334) 241-2651.

NEW TRASH CAN POLICY

Resolution 18 states that trash cans may be placed at the curb no earlier than 7:30 p.m. the night before scheduled pick up dates, and stored where they are not visible from the street. Only one "courtesy reminder" letter will be sent before the homeowner is fined.

HOA OFFICE CLOSURE

The HOA office will be closed July 3-7 and September 4. If you need assistance during that time send an email to: wynlakeshoa@wynlakeshoa.com.