



OCTOBER 2017

IN THIS ISSUE

Welcome New HOA Staff Member:

Wynlakes HOA welcomes Amy Cohen as Office Manager.

Dues Increase:

Effective January 1st the HOA dues rates will increase and will be effective for the 2018 calendar year.

2018 Budget Released:

See page 4 for more details.

THOUGHTS FROM YOUR HOA BOARD PRESIDENT

What an invigorating time of the year. In addition to Saturday afternoon football games, a trip to the country to better witness Mother Nature's glorious artistry is something most enjoy. We hope you are as enthusiastic about fall as we are, and, in that regard, we have much to report.

New HOA Manager In our July newsletter we noted that the Board was recruiting for a new HOA Manager. We received a good response of highly qualified candidates to interview. Ultimately, we selected Ms. Amy Cohen, a Wynlakes resident, to take the reins from Ms. Linda Morgan. To be clear, Linda isn't leaving us – she remains a part time employee. However, she wanted to step back after years of addressing the sometimes thorny issues in our community. We believe we have a good team in place. Feel free to stop by and meet Amy during office hours.



The Gates In the last newsletter we reported that some additional work needed to be done prior to restoring the gates to their original working condition. I am happy to report that all hurdles were cleared in late August, and by now you may have seen some progress. What "hurdles" you may ask? Well, what we thought was ours was not actually ours. The brick structures on Old Marsh Way were approved for and built by the developer of Wyndridge on what is city owned land. Subsequently, the gates were added and maintained by the Wynlakes HOA. After the Wyndridge HOA formally relinquished ownership to the structures in late August, we were free to proceed with our plan. As of this writing a construction schedule has not been developed. When it is, the HOA will notify everyone with a mass mailing.

The Boulevard Islands In spring of 2015 the Board agreed to "renew" the landscaping on the islands. Previously, some work had been done on islands closest to the entrance, but issues remained. The first and most important issue was making certain any necessary enhancements to the existing irrigation system be completed. In the interim, it was decided that additional pine straw would be laid to help retain moisture. (Concurrently, the Board approved going forward with the Vaughn Road Renewal project which became a higher priority. As most of you know, that project began in the fall of 2015 and was completed in January, 2016.) *Read more on page 2.*

MORE FROM THE HOA PRESIDENT

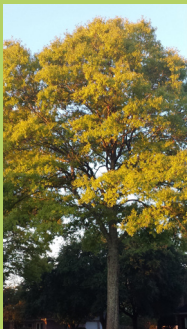
The stress on the maple trees has been noticeable for years, and that is why we started to remove them in 2016. What was not so evident was the stress on the trees on the islands which became very noticeable this year. The islands have received appropriate care from our landscape contractor, but the Board contacted the Alabama Forestry Commission to address the problem of die-back and the yellowing of the leaves. (See pictures nearby.) I want you to know the Board is doing its best to "Save Our Trees."

The 2018 Budget The Budget is included in this newsletter for your review. The Landscape Maintenance Contract was renegotiated last year covering 2017-2019. While we will spend slightly more this year, there is a mid-contract adjustment in July, 2018. Also, the Board is committed to ensure funds are available for addressing landscape issues on the Boulevard. Hence, almost \$40,000 is budgeted for Landscape Renovation. The Neighborhood Representatives (NRs) will vote on the budget at the meeting on November 14th.

Elections: The NRs rarely face competition for their position and thus serve until they quit. That's calling it the way it is. However, if a resident is interested in becoming a NR, contact Amy or Linda and they will explain the rules.

I finish my first year as your President on December 31st. It has been a challenging year. Subject to the wishes of the Board, I hope to be back next year working projects that maintain the appeal of Wynlakes. Have a safe and Happy Holiday Season.

Gary J. Oos
President



Dale Dickens, Urban Forestry Coordinator, Alabama Forestry Commission, met with Gary Oos to discuss the condition of the trees on the Wynlakes Boulevard islands. Dennis Weber (not pictured), Wynlakes Golf Course Superintendent, accompanied them to provide background on soil conditions and seasonal weed and feed applications.



WELCOME AMY COHEN, HOA MANAGER

As your new HOA manager, I'm thrilled with this opportunity to help maintain Wynlakes as the premier residential location in the Montgomery metro area. I have lived in the Montgomery area since 1986, when my father was assigned to Maxwell AFB. Having moved an average of every 3 years while growing up, I consider Montgomery my home. I am a graduate of Huntingdon College with majors in English and Art. My husband, son, and I have been residents of Wynlakes since 2007. I previously worked for an information technology and engineering solutions provider as a technical writer and internal auditor for 14 years. I can be found most weekends at the barn, as I am an avid equestrian and I love to travel with family and friends. You may also find me cheering on my favorite college football team most Saturdays in the fall.

A WELL-EDGED LAWN: DEFINED

We often remind residents of the requirement to maintain their lawn. Most do an excellent job, particularly if they use a lawn service. If you're doing your own lawn, please remember to edge. You can see from the image to the right what a difference regular edging makes.



REMINDER: WYNLAKES WOMEN'S CLUB

Reminder: In our July newsletter Board Member Christy Fletcher provided information on the Wynlakes Women's Club. If you need additional information contact Christy at (205) 907-2476 or bartfletcher@bellsouth.net.

YOUR HOA IS LISTENING

At our August meeting, Board member Joan Crocker noted that our recent change to Resolution 18 had generated significant resident feedback concerning the earliest time permitted for placing your trash cans curbside, i.e., 7:30 p.m. As a result, the Board changed the time to any time after 4:00 p.m. on Monday or Thursday. Yard debris and what normally would not go in a trash can may be placed curbside after 7:30 a.m. on Tuesday for regular trash/debris pickup on Wednesday. If you have an unusually large amount of shrubbery or tree limbs you should call the city sanitation department for a special pickup. Also, remind your yard service provider that grass bags/yard debris may not be left curbside between Thursday and Monday. During the Board's discussion it was noted that trash cans are often left curbside until late in the day. Please return your trash can to storage as soon as possible after pickup. Trash cans are unsightly and that's why we have a "Community Wide Standard" to address the issue. If you have a "special circumstance" about your trash/debris pickup, please call the HOA before you place it curbside.

FREQUENTLY ASKED QUESTIONS

Q: Why do we mail our checks to the Wynlakes Golf and Country Club?

A: The HOA contracts with the Club to provide a full range of accounting services. This includes making deposits and preparing checks to pay our bills. They also prepare monthly financial statements. They do not prepare the budget. That is a coordinated effort with the HOA Manager and the Treasurer, currently, Lynda Turner.

RESOLUTION #18 FALL/WINTER MORATORIUM

Moratorium for Resolution #18 this year is Nov. 20 - Dec.11. This only pertains to yard debris - principally, leaves. Since trash pickup may not occur during a week with a holiday, please ensure that that leaf bags, piles of leaves, and yard trimmings do not remain curbside if not picked up on Wednesday. Finally, to avoid the possibility of street flooding, do not place bags or loose piles of leaves in the street that may restrict proper drainage.

The next Neighborhood Representative Meeting is scheduled for Nov. 14 at the Wynlakes Golf and Country Club at 6:00 p.m. This is the annual meeting required by the Covenants. Primary and Alternates are welcome to attend any meeting. However, the alternate may vote only when the primary is absent. Call the HOA office if you have any questions or concerns that you would like added to the agenda.

2018 BUDGET

Revenue		Expenses	
Residential Assessments	\$955,488	HOA Manager	\$45,500
Design Review Fees	\$250	Admin Clerk	\$26,000
Site Improvements	\$1,500	Financial Admin	\$12,600
Late Charges	\$4,500	Holiday Decor/Fireworks	\$16,000
Interest Income-Opt	\$150	Design Review	\$375
Interest Income-Cap	\$150	Legal/Professional	\$4,123
Security Reimbursement	\$9,360	Accounting Fees	\$2,475
Electric Reimbursement	\$8,400	Office Expenses	\$30,000
Advertising Fees	\$3,000	Postage/Bank Service Chg	\$2,034
Covenant Fines	\$1,500	Telephone	\$4,260
Miscellaneous	\$4,000	Taxes/Licenses	\$2,700
		Insurance	\$12,000
		Security Payroll	\$260,000
		Payroll Taxes	\$13,500
		Security Expenses	\$8,400
		Landscaping Maintenance	\$331,782
		General Maintenance	\$6,000
		Fountain Repair	\$25,000
		Street Light Repair	\$24,000
		Irrigation Repair	\$4,800
		Utilities - Water	\$34,000
		Utilities - Electric	\$70,000
		Landscape Renovation	\$39,000
		Operating Reserve	\$0
		Contingency	\$0
		Police Officers 2017	\$10,000
		Bad Debt Allowance	\$2,000
		Miscellaneous	\$1,749
Total	\$988,298	Total	\$988,298

NEIGHBORHOOD REPRESENTATIVES

Does the HOA Office have your current *home* email address? Please contact the HOA office if we need to update our records.

MODIFICATIONS COMMITTEE RESPONSIBILITIES

The quarterly newsletter frequently reminds homeowners of the requirement to submit plans to the Modification Committee prior to making any change to the exterior of the owner's property. What follows is an extract from the Covenants, Article VI, Paragraph 6.02. Updated standards and procedures will be posted to the website soon for your convenience.

6.02 Modifications Committee. The Modifications Committee (MC) shall consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units and the open space, if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board or committee of any District, Neighborhood or Residential Association subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice to the District, Neighborhood or Residential Association.

The Modifications Committee shall promulgate detailed standards and procedures governing its areas of responsibility and practice. In addition thereto, the following shall apply. 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. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plan and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his Unit, or to paint the interior of his Unit any color desired. In the event that the appropriate Modifications Committee fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.



Cohens
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APPLIANCES

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Pet Care When You
Can't Be There

The Wynlakes HOA does not specifically recommend or endorse the individuals, services, businesses or products listed in this newsletter, and cannot be held responsible or liable for any published ad.



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NEWS BYTES

HOA SEEKING COMMITTEE MEMBERS

Interested in serving on the Covenants or Modifications Committee? The HOA is looking for volunteers! Contact the HOA office for more information.

NEW TRASH CAN POLICY

Beginning September 1, the HOA began enforcing Resolution 18 regarding trash cans and their visibility. One "courtesy reminder" letter will be sent before the homeowner is fined for repeat offenses.

HOA DUES INCREASE JAN. 1, 2018

Effective January 1st the HOA dues rate increase is as follows: \$414 increases to \$438; \$458 increases to \$465. This is effective for the 2018 calendar year.

ADVERTISE WITH THE HOA

Are you a resident of Wynlakes who owns his/her own business? Consider advertising in our newsletter! The newsletter is published quarterly and is mailed to 1,054 homeowners in the neighborhood. Rates per issue are: \$350 for a whole page; \$200 for a half page; \$100 for a quarter page. Contact the HOA office or visit our website at www.wynlakeshoa.com for more information.

HOA OFFICE CLOSURES

The HOA office will be closed Oct. 9, Nov. 20 - 24, and Dec. 20 - Jan. 3. If you need assistance during that time, please send an email to wynlakeshoa@wynlakeshoa.com.

HOLIDAY DECOR REMINDERS

As the holiday season is fast approaching, the HOA would like to remind residents of the guidelines for the display of seasonal decorations within the Wynlakes Community:

- All seasonal decorations will be limited to display during the following periods:
 - Halloween: 7 days before and after the event.
 - Traditional Holiday Season: Nov. 15 - Jan. 15
- Lighted decorations and/or displays may be illuminated only from dusk until 12AM.

GOING ON VACATION?

Remember to complete a "Vacations Home Check" form, which may be downloaded from www.wynlakeshoa.com and submit to the HOA office or drop off at the Security Guard House at the front entrance.