



JANUARY 2022

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FROM YOUR HOA BOARD PRESIDENT

Dear Wynlakes Neighbors,

Hopefully you are enjoying a wonderful holiday season as we are making every attempt to get this newsletter out prior to the New Year.

My comments this quarter will be strictly financially-focused. As you may recall, I addressed some financial concerns in the April 2021 Newsletter which centered on our Reserve Accounts. Sufficient funding of these reserves is necessary for the health of our Association. In previous years, the Board was compelled to use these funds to implement some improvements and carry out some projects which are now permanent features in our neighborhood. As noted earlier, a portion of our 2021 dues were specifically allocated to replenishing these funds. After a review of the proposed 2022 Budget and the upcoming renewals of our most significant contracts (Landscape Maintenance and Security), the Board realized the need to implement a more aggressive stance in meeting our desired financial goals. Four significant initiatives have been executed to further cement our HOA's financial position.

First, the Neighborhood Representatives voted to approve the proposed 2022 Budget which included an increase our Bi-Annual Assessments (HOA Dues) by \$10 per billing. This increase will become effective with the 2022 billing cycle. Invoices will indicate the portion of your dues that will be applied directly to the Reserve accounts. This transparency will provide all HOA Members with the ability to monitor the replenishment of the Reserve Accounts.

Secondly, the Board of Directors exercised its option to appoint a Treasurer that is not a sitting Board Member. This will help provide continuity in this position with a highly qualified individual, rather than with someone whom might be less qualified, and just happens to be a sitting Board Member. ***Read more on page 2.***

More from the HOA President

Our Treasurer for the past few years, Annamarie Jones, a practicing CPA, has agreed to serve in this unpaid position. She, and any others who may follow, will serve in an advisory role only, and will have no voting privileges. Like all other Committee members, this appointment will be reviewed annually as it will have no stated term limits, and with service continuing until the Board deems otherwise.

Thirdly, we have appointed a newly-formed Financial Committee to assist the Treasurer in a top- to-bottom review of our HOA financial processes, instruments, guidance, and contracts. This Committee is appointed by the President of the HOA, with specific guidance, and for a period of one year. They will also be tasked to monitor the HOA finances as it moves through the 2022 budget year, review the 2021 budget year’s execution, refine the existing 5-Year Plan, and assist in developing cost-saving initiatives for HOA business practices, including recommendations for any modification of our current contracts upon renewal.

Finally, the Board of Directors took the first steps in establishing the desired target balances for both the Operating and Capital Reserve Accounts. These targeted funding levels will be further evaluated, and once established will be maintained with stringent parameters defined as to when these funds may be accessed.

In closing, the Board of Directors wishes to extend our heartiest best wishes to you and yours this holiday season. It is one in which we all should take solace in the blessings we have, not the least of which is living in such a welcoming neighborhood, and with neighbors who are willing to serve in ensuring Wynlakes remains a great place to live.

Until next time,



Steve German
 President, Wynlakes Homeowners’ Association

2022 HOA BOARD OF DIRECTORS AND OFFICERS

- District 1: Mitchell Dubina**
- District 2: Dave Folsom, *Secretary***
- District 3: Chase Hardy**
- District 4: Dale Marshall**
- District 5: Joan Crocker**
- District 6: Jack Graham, *Vice President***
- District 7: Laura Maxey**
- District 8: Jean Mattison**
- District 9: Steve German, *President***
Annamarie Jones, *Treasurer*

REMINDER: 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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RUNNERS

Do you wear reflective clothing when running after dark or in the wee hours of the morning? Are you running “against” traffic? Is the music in your ear buds low enough that you can hear cars, cyclists, etc.? Please observe “runner’s etiquette” and keep yourself and others safe when jogging in our neighborhood streets, especially after dark.

DRIVERS

SLOW DOWN! The speed limit throughout Wynlakes is 25 MPH. We are greatly concerned about the number of cars speeding in our neighborhood. Reckless speeding is a danger to our residents (many of whom are out walking, jogging, or bicycling) and other motorists. Please, obey the speed limit!

SECURITY NOTE

Unfortunately, there have been several incidents involving theft of lawn equipment from commercial contractors throughout Wynlakes recently. Please let your lawn service providers know about this and encourage them to secure their equipment when working.

JANUARY HOA DUES INVOICING INFORMATION

January Dues invoices are mailed in late December. Payment is due by Jan.31 and must be received by that date to avoid a late fee. Please note that semi-annual dues are now \$500.

February A \$30 Late Fee is applied Feb. 1 to outstanding accounts and a reminder letter is sent stating payment is overdue and must be received within 15 days from date of letter. After this time, all delinquent accounts are sent to our attorney for collection and the HOA office cannot accept delinquent dues payments.

This cycle is repeated for our July dues invoicing, with invoices being mailed in late June and are due July 30. Remember, dues can be paid early! Contact the HOA office with any questions or concerns.

Online Dues Payment Option Now Available!

We are pleased to announce that residents now have the capability to pay HOA invoices online. If you would like to enroll, please follow the instructions below:

- Send an email to wynlakeshoa@wynlakeshoa.com indicating you would like to pay electronically (either by bank transfer or debit/credit card). We accept payments from VISA, Discover, MasterCard, American Express, and Apple Pay.
- Provide the following in your email: name, property address, phone number, preferred email address, and the type of payment you would like to use.
- We will send you an emailed invoice from which you can click to pay via the method you chose. You will have the ability to electronically pay all recurring dues invoicing until you “opt out.”
- Should you want to opt out of the electronic payment option, let us know via email at wynlakeshoa@wynlakeshoa.com.

Please note that a processing fee will be applied to the invoice based on the payment method you choose: \$5 for bank transfer and \$14.50 for debit/credit card payments. Please call or email the HOA office if you have any questions.



Take a moment to call the HOA office and ensure we have your correct contact information. We now have the option to email dues invoices and reminders, so if you have an email address, we'd appreciate you sharing it with us.



PET CARE WHEN YOU CAN'T BE THERE

Whether traveling for work or play, let Creature Comforts care for your pets in the comfort of their own home. Your pets will follow their established routine and receive individual attention in familiar surroundings.

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RESOLUTION #18 SPRING MORATORIUM

Spring Moratorium for Resolution #18 will be March 23 through April 6, 2022.

During this moratorium, the HOA will not be issuing Resolution 18 violations.

This only pertains to yard debris - principally, leaves and tree/shrub trimmings.

To avoid the possibility of street flooding, do not place bags or loose piles of leaves in the street that may restrict proper drainage.



Holiday Decorations Reminder: Remove all holiday decorations by January 15th.

VOLUNTEERS ◆ NEEDED

The City's Clean City Commission is involved in an educational project to help our recycling and garbage facility. They have brought labels to the HOA office that they'd like affixed to all residential rollout trash containers in Wynlakes. The purpose of the labels is to help identify what should and what should not be placed in the trash containers. Certain items should be placed on your curb for yard trash day; other items should be taken to Saturday school or community center collection sites on established "Drop-off Days." If you are uncertain as to what to do with an item, please call 311. Because our city possesses 68,000 green residential containers, the task of affixing labels to the containers is monumental. The Clean City Commissioners have been tasked with securing support from the local homeowners' associations. They are looking for volunteers to affix labels on Tuesdays, Wednesdays, and Fridays in the Wynlakes subdivision (when the containers are curbside.) The containers belong to the City of Montgomery and the Commission and neighborhood volunteers have been granted permission to accomplish this task. Volunteers should only place labels on containers by the curb. Permission is not given to approach residential homes. If you are interested in volunteering to affix labels to your neighborhood's trash containers, please come by the HOA office to get them. For questions regarding the project, please call Neighborhood Services at 625-2175.





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Contact Us

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Fax 334-215-4453

wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REPRESENTATIVES

The next Neighborhood Rep meeting is scheduled for February 15th at 6:30 PM at Wynlakes Country Club.

GOING ON VACATION?

Remember to complete a "Vacation Home Check" form, which may be downloaded from our website or picked up at the Vaughn Road Security Guard House. Completed forms may be submitted to the HOA office (by email or scan) or the Guard House.

HOA OFFICE CLOSED

The HOA office will be closed January 17 and February 21. If you need assistance during that time, please send us an email at wynlakeshoa@wynlakeshoa.com. Messages will be checked regularly during holiday closures.

WYNLAKES WOMEN'S CLUB

The Wynlakes Women's Club meets the first Thursday of the month at 10 AM at Wynlakes Country Club. The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For reservations, contact Betty Ziri at (334) 277-8257.

SITE IMPROVEMENT APPLICATIONS

If you are making any changes to the exterior of your home or property (back yard included), an approved Site Improvement Application is required prior to beginning work.

CITY SANITATION

Questions about debris pickup or what you can/cannot put out at the curb for disposal? Call the City Sanitation Department at 241-2751 for information.