



JULY 2022

IN THIS ISSUE

July Invoicing

July invoices have recently been sent to all residents. Learn more on page 3.

Mail Call

Is your mailbox in violation of Covenants Section 7.22? Find out on page 5.

Update: Lake 1 Fountain

Read more about the fountain maintenance on page 7.

FROM YOUR HOA BOARD PRESIDENT

Summer has come upon us with a vengeance, with temperatures in the 3-digit realm as this is being written. I hope all of you are staying hydrated and cool by the pool, beach, or inside enjoying the wonder that is air conditioning.

This past quarter has seen some unexpected security issues involving a few home break-ins and thefts of lawn equipment, which is very disturbing to say the least. While our security team does its best to be a deterrent, we must all be diligent and report any strange vehicles cruising our neighborhood to Security or MPD. If you don't have the Vaughn Road Security number saved to your contact list, please take a minute to add it (334-279-8358).

Also, if applicable, please ensure your home alarm system is activated when you are away from the house—especially during the daytime hours. Keep your car doors locked as well if parked outside and encourage your lawn crews to lock their trailers or secure their equipment while they are working. Hopefully we can all help deter crime in our area by making it more difficult for criminals.

While our landscape crews are working hard to maintain our common areas, our lakes could use a helping hand in keeping them clean from rubbish that washes into them from adjacent communities, especially after storms.

[Read more on page 2.](#)

The annual 4th of July fireworks show will begin at 8:30PM at Wynlakes Country Club. Also, please be mindful that pets are safe and secure inside your home during this time. Independence Day fireworks can be torture for animals, and more are reported lost on July 4th than any other day of the year, plus it often triggers PTSD in our vets. Be Aware!

More from the HOA President

If your property abuts one of our beautiful lakes and you see trash in it, please consider helping maintenance out by removing it. This will also help to prevent plastic bags, etc. from getting caught in the fountains as well.

Lastly, please let me remind you that golf carts that are not street-legal are prohibited by law from being driven on our neighborhood's public streets and driver's must be of legal driving age. Foot and bike traffic increases in the summer, so please SLOW DOWN, and abide the speed limit.

Be safe this summer and enjoy all of the amenities that Wynlakes has to offer.

Bye for now,

Jack Graham, HOA President



We have been notified by our pickleball construction company that beginning the week of July 11th concrete will be poured for the pickleball courts. This will be a one-day process; however, it will begin around 3:00AM (on whatever day they choose to pour this week). This has to do with the heat; concern for the workers and concrete formation. there will be trucks in and out of the area on this particular day. If we feel there needs to be any traffic control, our maintenance staff will handle this.

GOLF CARTS



Golf carts without licensed tags are not allowed on public streets and must be parked out of sight when not in use. We receive many complaints about golf carts with under-aged drivers on the streets. This is an accident waiting to happen and is clearly breaking the law.



July Invoicing

July dues invoices have recently been sent to all residents. Resolution 27 states, “Monthly statements will be mailed for the January and July homeowners’ dues billing cycles. A Late Fee of \$30.00 and monthly interest will be added to all delinquent accounts on the 1st of the second month of the billing cycle (February/August.) Letters will be sent on the 1st of the second month of the billing cycle (February/August) informing individual homeowners that their account is delinquent. The letter will say that if payment is not received within 15 days, the account will be turned over to the attorney for collection. Once delinquent accounts have been sent to the attorney, homeowners must contact the attorney for payment, which will include collection costs and filing fees.” Wynlakes Homeowners’ Association Covenants, Bylaws, and Resolutions are posted on the HOA website (www.wynlakeshoa.com.)



Dog Walking Etiquette Reminder

When you take your dog for a walk, please be mindful and bring a bag to pick up and dispose of the waste. Also, please do not put “poop” bags in the storm drains or your neighbor’s trash can.



Debris Reminder

Please remember when there is a holiday in the week, do not put out debris for pick up if possible. The city does not guarantee pick up during holiday weeks and the debris looks terrible curbside for any length of time.



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The design of all mailboxes must be approved by the Design Review Board, according to the Covenants Section 7.22. The only formally approved design is the square mailbox, sold by Imperial Mailbox Company, with gold-colored numbers on the front flap. At the time when these mailboxes were approved, some old, rounded ones were “grandfathered” in. However, that requires keeping them in good condition and placing gold-colored numbers on the front flap. Please remember the mailbox is a visual component of your property and should be kept in good condition. Now is a good time to look at your mailbox and assess its condition and repaint, refurbish, etc., as needed.



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Black streaks running down your roof aren't a sign that the asphalt shingles are dissolving or that you need a new roof. You simply have roof algae, which we can remove. The organisms arrive on the rooftop as either spores or clumps of cells. If they land on the north side of the roof, where the sun is less harsh and moisture more plentiful, the algae will have a good environment to multiply, spreading in a delta down the slope of the roof. Asphalt shingles contain limestone, which makes them heavy, durable and reflective. Roof algae over time will slowly consume the limestone, ultimately weakening the shingles. Algae cells produce a dark pigment that acts as a sunscreen, protecting the cells from the sun. As this pigment accumulates on shingles, the roof becomes less reflective and absorbs more sunlight, which is transferred into the house as heat, raising cooling costs. At Southern Brothers Softwash we use a low-pressure application of sodium hypochlorite and surfactants, which kills the algae and restores the shingles (the recommended cleaning method from the manufacturer). **Let Southern Brothers Softwash make your roof shine like new.**

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Fishing Facts

Fishing is permitted if your property abuts a lake but trespassing to fish on private property is not permitted. Residents living on a lake, along with their guests who must accompany them, may fish from their property's shoreline. The only area where fishing access is permitted to all residents of Wynlakes is in the common area along Longneedle Drive (close to the 5th green on the big lake). Fishing in the common area along Longneedle Drive is restricted to Wynlakes residents and an annual fishing permit issued by the HOA office must be in your possession. People have also been seen fishing from the dams between Brisbane Place and Wyngrove Drive. No one is allowed on any of the dams; it is dangerous, prohibited, and a liability. If you see violators, please contact Wynlakes Security at 334-279-8358 immediately.



Lake 1 Fountain Update

We are certain that most everyone has observed the absence of the large fountain in Lake 1. This fountain was purchased many years ago as a unique, prototype fountain. Unfortunately, it's been plagued with issues for several years.

The "new" motor (purchased in April of 2021) was sent back to the manufacturer in January for warranty repair and we hope to have the fountain running again soon (fingers' crossed).



8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact Us

Amy Cohen, HOA Manager

Office 334-215-4452
Security 334-279-8358
Fax 334-215-4453

wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REP MEETING

The next meeting for the Neighborhood Representatives will be held Aug. 16 at 6:30 p.m. at the Wynlakes Golf and Country Club.

VACATION HOME CHECKS

Going on Vacation? Please remember to complete a "Vacations Home Check" form, which may be downloaded from www.wynlakeshoa.com or picked up at the Vaughn Road Security Guard house. Completed forms may be submitted to the HOA office (by email or scan) or dropped off at the Vaughn Road Security Guard House.

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. Check with the HOA if you have questions.

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.

HOA OFFICE CLOSED

The HOA office will be closed Jul. 4-8 and Sept. 5 (Labor Day). If you need assistance during that time, send an email to wynlakeshoa@wynlakeshoa.com.

JULY HOA SEMI-ANNUAL DUES

Payable by July 31. After July 31, a late fee of \$30 and interest will be added to all delinquent accounts.

SECURITY

Please remember to add Security's telephone number (334-279.8358) to your cell phone.

CONTACT INFORMATION

Please ensure the HOA has correct contact information on hand for you. We neither share it nor sell it.