



# OCTOBER 2022

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## **2023 Budget**

For more information, contact the Wynlakes HOA Office.

## **Fall Moratorium**

Important information regarding Resolution #18 can be found on page 6.

## **Holiday Reminders**

Plan accordingly for the holidays - don't miss the reminders on page 7.

## FROM YOUR HOA BOARD PRESIDENT

As 2022 draws to a close, I'd like to reflect on a few "highlights" that have been experienced by our organization this past year. First, as many of you know, the large fountain in Lake 1 was out of service for many months. I'm happy to report that we finally got it back from the manufacturer this summer and it is working beautifully. Secondly, we secured a new security provider, DSI, in early July. The company is based in Dothan and is family-owned and managed. Thirdly, we have been plagued with irrigation woes, many of which you may have observed on some of our Boulevard islands. As our system was installed when the community was developed, it's now showing its age. We have adequate funds for all repairs, but irrigation remains a budgetary concern for 2023.

Included in this newsletter is the proposed 2023 Annual Budget for your review, and we are pleased to announce that we are not increasing dues at this time. If you have any questions or concerns about the proposed budget, please contact your respective Neighborhood Representative, as they will vote to approve it at the Annual Meeting in November.

Lastly, I'd like to express my gratitude to the Board of Directors. We have faced some internal problems this year, but we are ending the year on a good note. We are looking forward to 2023 and I encourage all of us to take pride in our prestigious community and continue to keep Wynlakes the best residential neighborhood in Montgomery!

Jack Graham

President, Wynlakes Homeowners' Association

### Neighborhood Representatives Needed

We are looking for a volunteer Neighborhood Representative for the following neighborhoods: 2C (Wyncrest Circle), 3A (Heathrow Downs/Brittany Place), 4A (Lichfield Court), 6B (Old Marsh Way), 6C (Westhampton Court), 8A (Wynlakes Boulevard/Brisbane Place), 9A & 9B (Bent Brook Drive areas), and 9C (Winfield Place). We hold quarterly meetings for the Neighborhood Reps and meetings generally last 45 minutes. Meetings are held at the Wynlakes Golf and Country Club and it's a great opportunity to meet your fellow neighbors and get informed on what's happening in the HOA. The Neighborhood Reps annually appoint District Directors (Board members) and approve the HOA budget. All neighborhoods need a representative to voice their respective needs and concerns. Please contact the HOA office or your respective District Director if you are interested in serving as a Neighborhood Representative.



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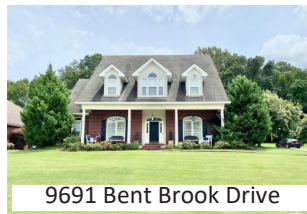
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## Curbside Debris Refresher

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. Debris pickup is on Wednesday except in the case of holiday weeks.



Please note that debris pickup usually does not happen during the week of a holiday. **Be mindful and do not place debris on the street during a holiday week!**

Do not place debris on or in front of any of our common areas.

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.

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.

### RESOLUTION #18 FALL MORATORIUM

Moratorium for Resolution #18 this year is November 30 through December 14. During the Fall 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. Please ensure that leaf bags, piles of leaves, and yard trimmings do not remain curbside if not picked up on Wednesday.

## Holiday Decorations Reminders

As the holiday season approaches, please keep these guidelines in mind from Resolution 21 "Event/Holiday Decorations & Religious Observations":

All seasonal/event decorations as defined by the Board will be temporary and seasonal in nature. Lighted decorations and/or displays may be illuminated only from dusk until 12 AM.



All seasonal and event decorations will be limited to display during the following periods:

- Halloween: 14 days before and 7 days after the event
- Traditional Holiday Season: November 15 - January 15

### HOLIDAY SANITATION SCHEDULE

- Veterans Day- No change
- Thanksgiving Day- No change
- Christmas/New Year's Day- Tuesday & Friday routes will be worked Tuesday & Thursday

Please do not set debris out for pickup during holiday weeks as it likely will not be picked up!



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## Contact Us

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[wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com)

## NEWS BYTES

### NEIGHBORHOOD REPRESENTATIVES

The Annual Meeting is scheduled for Nov. 15 at 6:30 PM at Wynlakes Golf & Country Club.

### WYNLAKES WOMEN'S CLUB

The Wynlakes Women's Club meets the first Thursday of the month at 10 am at the Wynlakes Golf & Country Club. The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For reservations, contact Cindy Cornette at 423-486-4883.

### HOA OFFICE CLOSED

The HOA office will be closed Nov. 11 (Veteran's Day), Nov. 21-25 (Thanksgiving holiday), and Dec. 20-Jan. 2 (Christmas/New Year holidays). If you need help during these times, email [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com). Messages will be checked regularly during holiday closures.

### CITY SANITATION

Questions about debris pickup or what you can/cannot put out at the curb for disposal? Call the City Sanitation Department at 334-241-2751.

### BLOWING GRASS INTO THE STREETS

Please be mindful of blowing yard debris into the streets, storm sewers, and common areas. Our crews work hard to keep our community looking its best, so please be respectful of our streets and curbs.

### 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 dropped off at the 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. This application is available on the HOA website or at the HOA Office.

### UPDATE YOUR INFORMATION

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