



JANUARY 2023

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FROM YOUR HOA BOARD PRESIDENT

Fellow Residents of Wynlakes –

As 2022 is now behind us and we look forward to 2023, it is worthwhile reviewing both the challenges and accomplishments of this past year. The year has been challenging for all homeowners with the continuing worldwide problems sourced in the pandemic with unprecedented shortages based in supply chain issues. Also, with the addition of increasing credit rates, we all are experiencing a 40-year high in inflation at about 8% for the past year.

So how did your HOA manage this challenge?

Frankly, based upon our experiences with rising fuel prices and inflation, we had concerns about keeping the HOA within budget in 2022 as well as staying within our means in 2023. As you all know, the HOA has a fixed source of revenue, which is from you, our residents, in the form of semi-annual assessments which in these challenging times, the HOA did not want to increase.

With that challenge before us, I should explain in advance that we have three major “buckets” of spending by the HOA. The first “bucket” is for neighborhood security. This cost (about one-third of the budget) was confirmed for three years with the signing of the current DSI contract earlier in 2022.

The next major cost center is for maintaining the landscape of the 17-plus acres of common areas owned by the HOA (about another one-third of the total HOA budget). For the past 30 years or more, the Wynlakes Country Club’s grounds and landscaping staff have accomplished this work. Although Wynlakes Country Club wanted to continue to be our source of landscape maintenance, we could not come to terms based on their proposed future cost. **Read more on page 2.**

More from the HOA President

Their negotiated cost increase proposal would have guaranteed an exceptional increase in the per-homeowner assessments in 2023 and beyond. As a result, the HOA staff solicited and received other competing proposals. The proposal from the Ground Guys was formally accepted, which is the new name for an established company (ne. SereneScapes), based in Pike Road that has been used by the HOA for several projects over the past years. Although their bid includes an increase compared to our 2022 landscape costs, this increase fell within what the HOA can afford without significant 2023 budgetary impact.

The final third of the HOA annual budget is used to support all the other fiscal responsibilities that the HOA has from staff salaries, HOA office rent, facility repairs (such as irrigation) this newsletter, billing costs, postage, and other infrastructure items such as Christmas decorations, accounting fees, and property tax.

With this background in mind, I am proud to say that with a lot of hard work by your HOA staff in controlling spending in this uncertain year, the HOA is anticipated to remain within budget in 2022 with a modest surplus! Also, the current 2023 Budget voted on and accepted recently by the HOA Neighborhood Representatives will fall within currently anticipated 2023 revenues and thus will not require an increase in resident assessments in this December's nor the midyear 2023 resident assessments. These are two incredible accomplishments of staying within our 2022 budget while holding within our budgetary means for 2023. These enormous feats result from hard work by many of your fellow neighbors to control spending now as well as well into the future. We also have been able to continue to build our reserves, which will prove critical when managing our aging (30+ year old) infrastructure with costs continuing to spiral. This cushion is critical to have in place in such uncertain times.

So, I am extremely optimistic about where we are at this point in Wynlakes' history. I would also like to thank our HOA staff and Board of Directors, for meeting the challenge in continuing to keep Wynlakes the best residential neighborhood in Montgomery. That is indeed the Homeowners' Association's best accomplishment.

Dave Folsom, President

Wynlakes Homeowners' Association

2023 HOA BOARD OF DIRECTORS AND OFFICERS

District 1: Mitchell Dubina, Vice President

District 2: Dave Folsom, President

District 3: Chase Hardy

District 4: Stacey Hill

District 5: Megan McCarthy

District 6: Hunter Groce

District 7: Laura Maxey, Secretary

District 8: Jean Mattison

District 9: Robert McDaniel

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Another advantage of using our mulch or pine straw installation service is that both will help keep weeds and other unwanted grasses away from your plants. For this reason, we suggest putting mulch and pine straw around young trees so they receive the proper nourishment and moisture, and is not wasted on weeds and other unwanted seedlings.

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Mulch & Pine Straw Installation



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Having freshly cleaned concrete, whether at your house or at your business can make a big difference for the overall look and feel of your home or business. If you're at your house entertaining guests, hosting a party or barbecue, or simply sitting outside on a beautiful evening and relaxing by yourself, you want to know that your concrete is safe and clean. And clean concrete is even more important when it comes to business. Dirty concrete can turn potential clients away...quick.

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JANUARY HOA DUES INVOICING INFORMATION

Effective Jan. 2023, Wynlakes Golf and Country Club will no longer accept payments for HOA dues.



All dues payments must be mailed or hand delivered to the HOA office during normal business hours, as the HOA office does not have a drop box.

January: Dues invoices are mailed in late December. Payment is due by January 31 and **MUST** be received by that date to avoid a late fee. Please mail your checks in time for them to reach the office before the end of the month.

February 1: \$30 Late Fee is applied 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 receive delinquent dues payments.

This cycle is repeated for our July dues invoicing, with invoices being mailed in late June and are due July 30th.

Remember, dues can be paid early!

Please contact the HOA office with any questions or concerns. The HOA office is not responsible for envelopes slid under the door.

Online Dues Payment Option Available!

Remember 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.) Currently, we can accept payments from VISA, Discover, MasterCard, American Express, and Apple Pay.
- Please 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, just 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 \$14.75 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.



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RESOLUTION #18 SPRING MORATORIUM

Spring Moratorium for Resolution #18 will be March 15 - 29, 2023.

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.**



Our number one complaint from homeowners is pet owners who either do NOT clean up after their pet or allow them to bark continuously. Please be a considerate pet owner!

Social Media Postings

Many residents resort to social media to comment on HOA issues and policies. If you are considering doing so, please take a moment to call the HOA office and express your concern to us directly. This will ensure you have the HOA's stance on an issue, and correct information. Negative or "concerning" posts about your HOA are not a productive way to solve a problem, especially without contacting the office prior to posting.

What are the primary functions of our Homeowners' Association?

1. Enforce covenants
2. Collect dues
3. Maintain common areas

Our residents help us greatly by reporting violations, paying their dues, and noting needed areas of improvement in our common areas.

New Security Cameras



Wynlakes has partnered with Flock Safety, a national neighborhood security provider that specializes in community safety with license plate reading cameras. These new solar-powered cameras will be located at the Vaughn Road, Pinecrest, and Old Marsh entrances. License plates are the #1 piece of evidence that police request in the case of criminal activity such as home and car break-ins. Flock Safety's cameras are entirely self-sufficient; they are solar-powered and send footage via mobile technology to a secure cloud-based network unique to our community. The cameras record footage but also have both day and night-time capability to read and record license plates that pass through

our community. In the event of a crime, access can be shared with the Montgomery Police Department and footage can be downloaded and stored by either the community or local authorities.

Despite this technology, it is just a camera. The #1 way to deter crime is a responsibility we each own individually: lock your doors and keep your valuables secured and out of sight. We are fortunate to live in such a safe neighborhood, but we believe that this service will both further deter mischief crimes and provide a valuable resource to our residents.



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 REPRESENTATIVES

The next Neighborhood Rep meeting is scheduled for February 21 at 6:30 PM at St. James Church.

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 2, 16 and February 20. If you need assistance during that time, send an email to wynlakeshoa@wynlakeshoa.com. Messages will be checked regularly during holiday closures.

FLAG ETIQUETTE

Flag rules state that when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

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 Cindy Cornette at (423) 486-4883.

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.

BUSINESS OWNERS

If you own a business, please consider advertising with us. Check the website for cost and deadlines or call the office at 334-215-4452.