



JULY 2023

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FROM YOUR HOA BOARD PRESIDENT

Fellow Residents of Wynlakes –

Summer has finally arrived, and we all look forward to barbecues, vacations, and great weather. As I mentioned in my last note, this past winter's unprecedented cold period damaged our plants only tolerant of a more moderate climate. The HOA common areas where some bushes and trees were most vulnerable have begun to recover, but sadly we must replace others. There was also relatively late replanting of the annual beds this spring because the greenhouses supplying the landscaping company were late planting the seedlings because of that same cold weather. I believe these new plantings will catch up soon and look as they usually do in a few weeks.

I am sure you have already noticed or have been directly impacted by the current marking, flags, and digging that will eventually happen all over Wynlakes and its neighboring communities, as in Wynridge and Halcyon. The work, unfortunately, began without our community being notified in advance. This work is for Troy Cablevision (owned by C Spire). C Spire is a company based in Mississippi that will market home high-speed broadband fiber connectivity to our residents. Through the Montgomery City Council, we found their project manager, and I discussed with them how the work will progress.

The flags and markings you see are not the fiber conduit path but instead indicate the location of currently buried utilities to the crews. They want to prevent inadvertent damage to these utilities because it slows their progress and likely enrages the residents. They use two forms of burying the fiber conduit. They do this by horizontal drilling every two hundred feet or so, or they use a pneumatically driven "missile". With this missile technology, they dig a hole every 20 or 30 feet and use a pneumatic hammer to push the missile through the soil. The resulting hole provides a path for the conduit as with the horizontal drilling.

They will do the complete Wynlakes area by the end of the summer and claim they will leave little evidence that they did the work. We will, of course, monitor their work carefully. We have communicated with their project manager several times, and he has been very cooperative. They realize their sales efforts will be impacted if they make a mess and damage private property. So, they have indicated they will fix any inadvertent damage quickly.

They should be done as quickly as they say because they are already marketing their high-speed fiber service to our residents with door hangers as if the service is already available. You can read in detail about what they will provide at <https://www.cspire.com/web/home-services/packages/cspire-internet>.

I am sorry to report that we recently had our HOA Manager resign. The Wynlakes HOA Board of Directors immediately searched for a replacement, and we have found an excellent candidate in Crista Richardson. She will join the HOA later this month. She has seasoned management experience, and we believe she will do an excellent job for the residents.

Read more on page 2.

More from the HOA President

Meanwhile, HOA Assistant Linda Morgan and Board Member Jean Mattison are doing a great job managing the affairs of the HOA office.

With the summer months comes an increase in security issues. We have increased the security patrols from the evening to the early morning hours and are closing the Pinecrest Drive and Old Marsh Way automatic gates at 9 PM. This provides a visible deterrent of sorts, slows through traffic, and provides a modicum of additional security. Please lock your car and do not leave valuables in the car overnight. Many of the problems we have here are crimes of opportunity. They do not have to break into the car, they just need to open an unlocked door. The best deterrents are good lighting, strong locks, and situational awareness. If you have a security problem in your neighborhood, please call security at 334-279-8358.

In the last newsletter, I mentioned the problem of under-aged children driving golf carts on the Wynlakes public streets. I have noticed that this activity has remained about the same or more prevalent since the last newsletter. Aside from this being illegal, it is also unbelievably dangerous, particularly on roads like Wynlakes Boulevard, which can be hazardous even for full-sized automobiles. Inevitably, there will be an accident. With no protection, the occupants will likely receive a severe injury or worse. An 800 lb. golf cart has no chance against a 3200 lb. auto. Please do not allow your under-age children to drive on public roads. It is just not worth the risk.

Despite this concern, we all look forward to summer for our families and for the renewal it provides.

Dave Folsom
Wynlakes Homeowners' Association Board President

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.



Dues Payments Reminder

As the next round of dues invoices will be mailed in June, please be aware that the mailing address has changed. All checks, to include bank issued, must be mailed to the HOA office at 8650 Minnie Brown Road Suite 114, Montgomery, AL 36117. Please ensure that checks mailed to the office are sent in time to arrive before the \$30 late fee penalty is added on the first day of August 2023. All checks must have the following information included: invoice number, account number, and the address of property or the owner's name. REMINDER: Wynlakes Golf and Country Club will not accept any checks for HOA dues.

***The HOA has installed a drop box on the wall beside our office.
The building is open from 7am to 6pm Monday -Friday.***

Resolution #18

Certain residents in the Wynlakes community have voiced complaints about the unsightliness of our neighborhood due to debris of varying sorts, bags of grass and other yard debris placed at the curbside after regular pickup or several days before scheduled trash pickup day.

NOW THEREFORE, BE IT RESOLVED,

Debris must be placed on the street only on Tuesday or Wednesday morning by 7:30 a.m. (which is the normal pickup day). This is applicable except for designated City of Montgomery holidays. Property owners will receive one letter on the first violation of debris placed curbside after the normal pickup day. All violations that occur within six months and after the first violation will result in a letter informing the homeowner of a fine of \$25.00. All fines are cumulative and will be added to the Association dues.



Community Lake & Fishing Protocol

Our community is fortunate to have many lakes within it for our enjoyment. However, please keep in mind that no swimming or boating is allowed. 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 for all residents of Wynlakes is in the common area along Longneedle Drive (close to the 5th green on the big lake). Fishing is restricted to Wynlakes residents with an annual fishing permit issued by the HOA office. Fishing from any of our lake dams is prohibited as it is dangerous and a liability. ***If you see violators, contact Security at 279-8358 immediately.***





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HOA SUMMER reminders



Lemonade stands: During the summer, a lot of young people in the neighborhood want to start a business selling lemonade. While we hate to discourage them, we are concerned for their and their customers' safety. A main thoroughfare is not the place to have cars stopping unexpectedly for any reason.



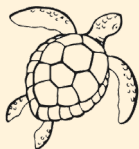
Holiday Sanitation Pickup: The Fourth of July holidays are coming, please remember that debris will NOT be picked up this week and refrain from putting it out at the curb.



Golf Carts: As noted, we see more and more children driving golf carts that are not street legal on the streets of Wynlakes. Be aware that anytime you or a family member leaves your residence on a non-registered motor vehicle, you are not covered under your homeowner's insurance policy.



Basketball Goals: Note that Resolution 23 on Playground Equipment states: *Permanent and semi-permanent play structures and sports equipment must be serviceable and maintained so that deterioration or damage is not noticeable. Play structures and sport equipment not maintained as noted must be repaired or removed within 30 days after being so notified in writing by the Wynlakes HOA.*



Turtles: If the opportunity to safely move a turtle from the road occurs, please move it in the direction it was heading and off the edge of the road. It is trying to get to habitats and resources it needs.



Mailboxes: Please walk out and look at your mailbox. Does it have all its numbers? Is it black? Does it represent the premier neighborhood you live in?

TIPS FROM THE GROUNDS GUYS

Turf Tips – With consistently warmer days coming, it is time to get some water on the grass to keep it healthy and green! An early summer fertilizer application should have been applied already. A combination of the higher temperature and keeping the turf properly irrigated should help achieve maximum greenness. This combination can also mean that nutsedge can creep in. If you see it, notify your turf professional and get it serviced before it gets out of control!

Irrigation start-ups – Irrigation systems should be set on a regular run schedule now, and the frequency of water days can be adjusted up or down as needed. Make certain to water in the early AM, and not during peak heat times. Also make sure that all areas are being hit with sufficient water. Be on the lookout for large amounts of water in one area, where leaks might exist. Always consult a professional to have your irrigation system properly examined and / or repaired if needed.

Pruning and Trimming – What is the difference between pruning and trimming shrubs? Pruning is removing the unwanted branches or limbs. Major tree pruning should be done when dormant. Light trimming in the summer months will help trees and shrubs continue to grow in a healthy manner and will help the appearance. Before you begin pruning or trimming your trees and shrubs, reach out to a professional for more facts of the process.

SPRING YARD MAINTENANCE REMINDERS

As Summer has arrived, we would like to remind you of what the Covenants Committee considers the community-wide standards of a “well- maintained” yard:

- Routinely mowed (once per week in the active growing season);
- Sidewalks and driveways routinely edged;
- Grass/weeds in cracks of sidewalks and driveways removed or killed by herbicide;
- Shrubbery neatly trimmed;
- Any part of the yard visible from the street free from clutter;
- Dead grass and shrubbery removed and/or replaced.

Our Landscape and Maintenance personnel would like to remind everyone to please refrain from blowing grass and debris from yards into the streets, common areas, and storm drains. If necessary, please inform your lawn company service that this is not acceptable. Also, please do not put debris for Wednesday pickup on any of our common areas.

AEGIS IS YOUR BEST SOURCE FOR BUYING OR SELLING IN WYNLAKE AND THE RIVER REGION!



*Call us anytime.
We are waiting to hear
from you!*

334-271-2230

Back Row L to R:
Rita Pickette, Debra Hawk, Sarah Cole

Middle Row: L to R:
Linda Browder, Sally Byrd, Lynn Peck, Anna Kate Bowen

Front Row L to R:
Kelli Gilliam, Ann Michaud, Lee Goodwyn



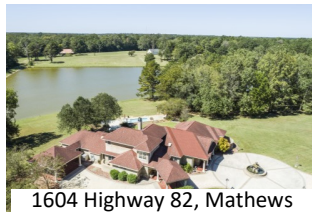
360 Timberlane Road



7257 Wynlakes Blvd



8506 Harbinger Court



1604 Highway 82, Mathews



3114 Jasmine Road



7911 Portman Street



9437 Heathrow Drive



6016 Greystone Place



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Considering Changing the Exterior Color of Your Home?

Residents desiring to paint any area of the exterior of their home a different color or painting over a brick material can get assistance with a color selection by reviewing samples available at the HOA office. Similar hues from other paint/coating manufacturers may be acceptable. Upon initial approval, the Modifications Committee will now require a paint sample on an exterior wall of the house with a minimum size of 4 ft x 4 ft for final review prior to residents proceeding with the work. Sample sizes of paint are available for purchase at most major retailers. Residents wishing to paint trim, shutters, and exterior doors (to include garage doors) will also be required to paint a sample area for final review by the committee as well. Please allow the committee 7-10 days to formally review the paint sample once applied.

DSI Security Tip Corner

Keeping your neighborhood secure is an essential aspect of community safety. Here are some security tips specifically for neighborhoods during the summer:

- **Vacation Planning**: When you are going on vacation, do not advertise your absence on social media or in public. Wait until you get home to share your pictures. Notify a trusted neighbor or Security about your absence so they can keep an eye on your property. Use timers to turn on lights or TVs to create the impression that someone is home. Do not let newspapers pile up.
- **Fireworks Safety**: Be mindful of pets and children when using any type of firecrackers.
- **Secure Yard and Garden**: Trim overgrown bushes and trees that may provide hiding spots for potential intruders. Keep your yard well-maintained; an unkempt appearance can suggest an unoccupied or neglected property.



8650 Minnie Brown Road
Suite 114
Montgomery, AL 36117

Contact Us

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

wynlakeshoa@wynlakeshoa.com

NEWS BYTES

NEIGHBORHOOD REP MEETING

Please plan to join us on Aug 15, 2023, for the next scheduled Neighborhood Rep Meeting at St. James Church at 6:30 PM.

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.

BULK SANITATION

To schedule a Bulk Sanitation Pick Up call 311. The pickup will be on the designated date and charges range from a minimum of \$25 to \$150 per truck load.

SITE IMPROVEMENT APPLICATIONS

Considering an Exterior Home Improvement? Remember to submit an Application for Site Improvements to the HOA office for review by the Modifications Committee *prior* to starting work. Forms may be picked up at the HOA office or downloaded from www.wynlakeshoa.com.

HOA OFFICE CLOSED

The HOA office will be closed July 4 and Sept. 4. If you need assistance during that time, send an email to wynlakeshoa@wynlakeshoa.com.

WYNLAKES WOMEN'S CLUB

The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For reservations, call Cindy Cornette at 473-486-4883.