



# OCTOBER 2023

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**2024 Budget**

See the Wynlakes HOA consolidated budget on pages 4 and 5.

**Fall Moratorium**

Important information regarding Resolution #18 can be found on page 7.

**Holiday Reminders**

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

## FROM YOUR HOA BOARD PRESIDENT

Fellow Residents of Wynlakes,

As the summer winds down into the fall, we can reflect on a challenging summer we all experienced at Wynlakes.

The most stressful portion of this period was, of course, the heat. Although the South, in general, and Alabama, in particular, is known for its summer heat, everyone will likely agree that this period was particularly unusual. It has been stressful for our residents and our landscaping.

Next, we dealt with the unexpected disruption from installing the C Spire fiber. As mentioned in an earlier newsletter, the residents and HOA had no prior notice of this installation, and it was incredibly disruptive to your landscaping, cable, water, and irrigation systems. The work is near complete, and C Spire (more specifically, Troy Cable, their subsidiary) say they are committed to returning all damage they created to its prior condition at no cost. As such, if you have damage to your property of any type caused by C Spire, don't hesitate to contact the HOA office at 334-215-4452, and they will tell you how to contact C Spire to fix the problems at no cost to you. So far, they have been very responsive. Our new HOA Manager, Crista Richardson, and the HOA staff have done a great job keeping up with issues brought to their attention by bringing them to C Spire's attention for a successful repair.

To add to all this stress, citywide, including Wynlakes, the Sanitation Department has been trying to catch up with collecting the debris usually picked up on Wednesdays. Although they have been seen collecting material in the evenings and on the weekends to catch up, they seem unable to return to a normal level of service. The city has been contacted several times by HOA staff, and they say the issues are associated with the lack of equipment availability and personnel shortages. This problem has even become a part of this political season's dialogue. The city leaders need to hear from you about this issue. Either they have an insufficient budget or need to pay more wages to compete in this tight employment market. In either case, it is a problem the city leaders need to solve. [Read more on page 2 >>](#)

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We have two items we need to ask of our residents. The HOA wants to be even more responsive to our residents and their concerns. When issues such as fiber installation, trash collection, or security problems arise, we want to reach out to all our residents promptly. However, despite knowing all of our residents, names and mailing addresses, we only have phone and email addresses for about one-third of our residents. We want to increase that percentage by getting cell phones (so we can text) and email addresses for the residents of our more than 1000 homes. In that way, we can quickly provide critical support (as in the fiber remedial information) to all our residents at one time. Please provide a cell phone number and email address to your Neighborhood Representative. If you need to know who that may be, please call the HOA office at 334-215-4452, so they can receive your information. They will also provide the name and contact information about your Neighborhood Representative. We will not share your contact information with any outside entity, and it will be used for Wynlakes resident internal business and notifications only.

We want to inform you of an offer the city has made about the possible availability of speed “humps” that may be installed at strategic locations throughout Wynlakes to try to slow down the traffic. Wynlakes Roads as in Old Marsh Way, Lakeridge Drive, and Pinecrest Drive/Minnie Brown Road often see vehicles that drive over twice the speed limit of 25 miles per hour throughout Wynlakes. This speeding creates severe safety issues on Wynlakes winding roads designed for far slower speeds. The city would pay or reimburse Wynlakes HOA for their cost. These “humps” are less aggressive than the “bumps” you may have seen. They are not as tall and much wider at the top. Therefore, they are not quite as intrusive. However, we understand these devices can be very polarizing, so we need to hear whether the Wynlakes residents would prefer to have them installed. The Neighborhood Representatives have been told they must reach out to each of you to gain the consensus of your neighborhood’s residents. The Representatives will then be asked to vote on this issue at their next November meeting. So please let them know what you would like us to do.

Also, in this newsletter issue, you should see a proposed operating budget for the HOA for 2024. Your Neighborhood representatives will be voting on it in the November meeting. Please let them know if you have questions or concerns.

In every newsletter, I mention the problem of under-age children driving golf carts on the Wynlakes public streets. This activity has become even more prevalent this summer. It continues to be illegal and unbelievably dangerous. An otherwise minor accident will be tragic because it will involve children who will receive a severe injury or worse. An 800 lb. golf cart has no chance against a 3200 lb. automobile. A recent golf industry article has mentioned that 6500 children per year are severely injured or worse in the US in golf cart accidents. All golf carts have a very high center of gravity when loaded, so they are vulnerable. As a result, ten percent of those accidents involve rollovers, which never end well. Do not let your children drive golf carts. It is just not worth the risk.

Please be safe, hug your kids, and enjoy the fall season.

Dave Folsom

Wynlakes Homeowners’ Association Board President

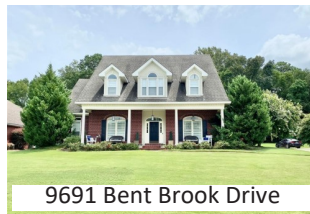
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# 2024 ANNUAL CONSOLIDATED BUDGET

## INCOME (CONSOLIDATED):

### Residential Assessments

Operating - \$960/Resident	\$	1,009,920
Operating Reserve - \$25/Resident		26,300
Capital Reserve - \$15/Resident		15,780
Returned Check Fee		300
Design Review Fees		500
Covenant Fines		2,400
Late Fees		4,500
Miscellaneous Income		250
Advertising Income		3,400
CC/ACH Fee Income		1,500
Interest Income-Capital Reserve		3,750
Interest Income-Operating Reserve	\$	<u>3,750</u>

**Total Income (Consolidated)** **\$ 1,072,350**

**EXPENDITURES (CONSOLIDATED):**

Security Contract	\$	315,000
Bank Service Charge	\$	300
ACH/CC Fee	\$	1,500
Security Camera Support		5,000
Administrative Clerk		25,000
Financial Administration		12,600
Taxes & Licenses		1,850
Office Management-Taxes		7,200
Maintenance & Repair-General		7,500
Fountain Repair		5,125
Above-Ground Fountain Maintenance		5,125
Street Light Repair		14,000
Irrigation Repair		9,500
Guardhouse Expense		2,000
Management Service		65,000
Water		19,500
Postage		3,200
Accounting Fees-Public		3,000
Legal/Professional Fees		3,000
Office Expense		6,800
Gate Expense		1,500
HOA Newsletter		6,400
Storage		1,400
Office Rent		16,200
Computer Technology		5,300
Insurance		15,000
Electricity		55,000
To Operating Reserve		26,300
To Capital Reserve		15,800
Design Reviews		500
Landscape Contract		387,750
Landscape-Other		15,000
Miscellaneous Expense		1,000
Holiday Decorations		13,000
		<hr/>
<b>Total Expenses (Consolidated)</b>	<b>\$</b>	<b><u>1,072,350</u></b>



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## Easy Bill Pay for HOA Dues

Remember: Residents now have the capability to pay HOA invoices online. If you would like to enroll, please follow the instructions below:

1. Send an email to [wynlakeshoa@wynlakeshoa.com](mailto: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.
2. Provide the following in your email: Name, Property Address, Phone Number, Preferred Email Address, and Type of Payment.
3. 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."
4. Should you want to opt out of the electronic payment option, just let us know via email at [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com)
5. Please note: A processing fee will be applied to the invoice based on the payment method you choose: \$5.50 for bank transfer and \$15.50 for debit/credit card payments.

Please call or email the HOA office if you have any questions.

**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.

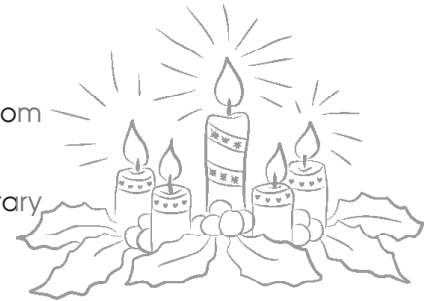
### **RESOLUTION #18 FALL MORATORIUM**

Moratorium for Resolution #18 this year is October 25th through November 8th. 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: Oct. 1 - Nov. 3
  - Traditional Holiday Season: Nov. 15 - Jan. 15



## **HOLIDAY SANITATION SCHEDULE**

- Veteran's Day: No change
- Thanksgiving Day: Monday, no change; Friday, subject to change
- Christmas/New Year's Day: Tuesday and Friday worked Wednesday and Thursday

**Please do not set debris out for pickup during holiday weeks, as it likely won't be picked up!**

## **Neighborhood Representatives Needed**

There are multiple neighborhoods in Wynlakes that need a volunteer Neighborhood Representative. We are looking for representatives for the following neighborhoods: 3A (Heathrow Downs/Brittany Place), 4A (Lichfield Court), 6C (Westhampton Court), 8A (Wynlakes Boulevard/Brisbane Place). We hold quarterly meetings for the Neighborhood Reps and meetings generally last 45 minutes. Meetings are held at St. James Church and it's a great opportunity to meet your fellow neighbors and get informed on what's happening in the HOA and the neighborhood. 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. Contact the HOA office or your respective District Director if you are interested in serving as a Neighborhood Representative.



8650 Minnie Brown Road  
Suite 114  
Montgomery, AL 36117

## Contact Us

Crista Richardson, HOA Manager

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

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

## NEWS BITES

### NEIGHBORHOOD REPRESENTATIVES

The Annual Meeting is scheduled for Nov. 14 at 6:30 PM at St. James Church.

### BLOWING LEAVES INTO THE STREETS

Please be mindful of blowing/placing 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.

### DO WE HAVE YOUR INFO?

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

### SITE IMPROVEMENT APPLICATIONS

Site Improvement Applications If you are making any changes to the exterior of your home or property, including landscaping and back yard projects, an approved Site Improvement Application is required prior to beginning work.

### NEIGHBORHOOD FACEBOOK PAGE

Wynlakes has a new way to stay connected! Join the Wynlakes Neighbors Facebook page to stay connected with your neighbors and your HOA. You can ask for recommendations for contractors, report a lost or found pet, get updates on neighborhood issues, and so much more! If you need help with this process, please call the HOA at 334-215-4452.

### HOA OFFICE CLOSED

The HOA office will be closed Nov. 23-24 (Thanksgiving holiday), and Dec. 25 and Jan. 1 (Christmas/New Year holidays). If you need assistance during these times, email [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com). Messages will be checked regularly during holiday closures.