



JANUARY 2024

THIS ISSUE

Dues Invoicing

See HOA invoice schedule and learn about new payment options on page 5.

Spring Moratorium

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

From the Grounds Guys

Turf tips, winterizing your sprinkler system, and winter pruning. Read a message from the Grounds Guys on page 7.



Holiday Decorations Reminder: Remove all holiday decorations by **January 15th**.

FROM YOUR HOA BOARD PRESIDENT

Fellow Residents of Wynlakes –

Winter has arrived at Wynlakes with its normal challenges. This season can also be associated with some extremes in weather. It is for me a time to complete some of those projects indoors and outdoors that got deferred by distractions that come with nicer weather.

It is good to see that almost all the disruptions in the neighborhood from the CSpire fiber installation are complete. We ask that any resident who may still have issues with their property because of this installation work should contact the HOA office staff. They will provide a simple procedure to get the issues corrected.

Another of the issues that has been a subject of conversation on the Wynlakes Resident Facebook page (@Wynlakes Neighbors) and elsewhere is that during the August and November Quarterly Neighbor Representative meetings, there was discussion about the offer made by the City of Montgomery to pay for strategically placed speed bumps or “cushions” on the Wynlakes roads where speeding has become chronic. As you likely know the speed limit throughout Wynlakes is only 25 miles per hour.

During the August Neighborhood Representative meeting, I suggested this was likely a divisive issue in that no one is neutral about their appearance or effectiveness. I suggested that the Neighborhood Representatives reach out to their constituents and find out how they felt about their efficacy. Also, they should inquire whether this may have the unintended consequence of publicizing our traffic issues impacting the value of all our properties. In the November meeting of the Representatives, there was a lot of discussion, both pro and cons, on this subject. A poll was taken with more than 2/3rds of the representatives on behalf of their residents against the speed humps and less than 1/3rd was for adding them. So that left the question of how we would control the chronic speeding and, worse yet, the aftermath that may result (more on that later). **Read more on page 2.**

More from the HOA President

Councilor Charles Jinright, our representative on the City Council for District 9 (Wynlakes district) was present at this meeting and mentioned the possibility of active speed signs. Likely you have seen them in the past. They measure your vehicle's speed, display it in real-time, and remind you that you are speeding as required. They may be less intrusive than speed humps, and they are about as effective as speed humps in slowing traffic, according to traffic experts. They are solar-powered and are easy to change location if required. Councilor Jinright also mentioned that the city would also help the HOA with their costs. The Neighborhood Representatives did not object to this alternative so that it will be considered. More to come in this regard.

Concerning speeding and traffic issues, Wynlakes has about 3 of its 300 light poles damaged or destroyed by vehicles yearly. The HOA owns the poles, and thus the repair cost must be budgeted for those not covered by the vehicle insurance (assuming the vehicle owner lets the HOA know that they did the damage). Well, this year has been extraordinary, with 9 poles being taken down in accidents by distracted, speeding, or drunken drivers. The total damage is close to \$60,000 as of this writing, and so far, only 3 of those damaged 9 poles have drivers willing to own up to their responsibility. This is an enormous hit to the budget, but more importantly, these poles could easily have been joggers or pedestrians on the adjacent sidewalks. There has never been a year with this much damage done. We all hope it is a wrinkle in the probability curve and we will return to a much lower damage rate in 2024. Meanwhile, slow down and put those phones away.

The City of Montgomery owns the trees planted along Wynlakes Boulevard on the Boulevard's outside boundaries (the maples). This year, the City's arborist declared that 27 trees were diseased beyond survival or dead and ordered them removed at their cost. By the time you read this, HOA management will have reached out to the residents impacted to get a replacement tree paid for by the city. The one catch is the resident will be responsible for having it planted with sodding for any remaining bare grass spots. The HOA team is investigating whether a single vendor can do them simultaneously to reduce everyone's cost through scale.

Ending on a positive note, the HOA Board submitted to the Neighborhood Representatives a 2024 budget (in the last Quarterly Newsletter) that is even with the current 2023 budget. The Neighborhood Representatives approved that budget. That means it is anticipated there will be no increase in resident fees for next year despite unprecedented inflation post-Covid. The Board members and HOA staff have done an extraordinary job in dealing with costs without reducing services. Also, despite the unexpected expenses this year, we have avoided dipping into our Reserve Operating and Capital expenses. That is a very good thing.

So, on that positive note, please enjoy your winter season with all that goes with it, and we look forward to continuing to serve you all by improving our communications while providing value for your investment in the best neighborhood in Montgomery.

Dave Folsom, President
Wynlakes Homeowners' Association

2024 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, Treasurer
- District 7: Laura Maxey, Secretary
- District 8: Jean Mattison
- District 9: Robert McDaniel

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.

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.

Social Media

If you have not already joined our Wynlakes Neighbors Facebook group, now is the time! This is a private group open to all residents of Wynlakes residential community. The purpose is to provide a means for residents to participate in our common goals of neighborhood pride, feeling of belonging, strengthening of community relationships, and sharing our experiences.

You can find this group on Facebook by searching "Wynlakes Neighbors" in the top left search bar. Once you find the group, you can click "join."

If you have any questions, call the HOA Office at 334-215-4452.



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!

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Back Row L to R:

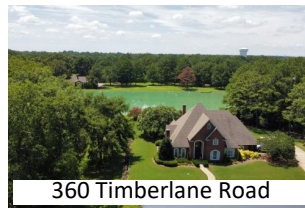
Rita Pickette, Debra Hawk, Sarah Cole

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



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JANUARY HOA DUES INVOICING INFORMATION

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. If mailing a check, please ensure that it arrives in the office before the end of the month. Don't forget our Drop Box just outside our office door!

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 31st.

Remember, dues can be paid early!

Please contact the HOA office with any questions or concerns.



New Dues Payment Options Available

We now offer complimentary ACH Debit for your dues, through ServisFirst Bank. This service is available to all Wynlakes residents, and our HOA Office Staff will be happy to help you set this up.

Call the office to take advantage of this new, more convenient, SAFE way to pay, or visit our home page, and look under NEWS.

Other ways to pay electronically are available but may incur a fee. If you would like to use this service, please contact the HOA office.

- In addition to the new ACH, we can accept payments from VISA, Discover, MasterCard, American Express, and Apple Pay for an additional fee.
- 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.
- Please note that a processing fee may be applied to the invoice based on the payment method you choose: \$5.50 for bill pay and \$15.50 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. 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.



PET CARE WHEN YOU CAN'T BE THERE

Whether traveling for work or play, let Creature Comforts care for your pets in the comfort of their own home. Your pets will follow their established routine and receive individual attention in familiar surroundings.

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RESOLUTION #18 SPRING MORATORIUM

Spring Moratorium for Resolution #18 will be **March 18 - 31, 2024.**

During this moratorium, the HOA will not be issuing Resolution #18 violations. This only pertains to yard debris such as leaves and trimmings.

Please remember to follow the City's new guidelines for curbside pickup.

A message from Grounds Guys

Safety First! Outdoor landscaping and regular maintenance activities can be dangerous if you're not properly trained. Please seek additional consultation if you are untrained, or unsure of the job requirements.

Turf Tips

It's time to prepare your lawn for the upcoming spring! This is the time of year to get your lawn prepared for a weed free and greener future. A fall preemergence combined with a broadleaf herbicide will make a major difference. Also, with the turf being dormant, it's the best time to kill any Dallisgrass that may be present. Call your turf care professional for more details.

Winterizing Sprinkler System

As the winter season approaches, it's important to take the necessary steps to prepare your sprinkler system for the cold weather ahead. Proper winterization is crucial to avoid potential damage and costly repairs in the spring. Before winter arrives, it's a good idea to perform a thorough inspection of your sprinkler system. Check for any leaks, damaged pipes, or faulty components. Contact a professional today to address any issues promptly to avoid further damage during the winter months.

Winter Pruning

Winter pruning is a crucial maintenance practice that can greatly benefit the health and appearance of your plants. Pruning during the dormant season offers several advantages. Firstly, without foliage, it is easier to identify any diseased, damaged, or crossing branches. Secondly, the absence of leaves prevents the spread of diseases, such as fungal infections, that may infect fresh pruning wounds. Lastly, winter pruning stimulates new growth in the spring, as plants allocate energy towards healing wounds and developing healthy branches. With the right knowledge and techniques, you can ensure your trees and shrubs thrive come springtime. Before you begin winter pruning contact a professional for advice on the best time and method for pruning, as some species of trees and shrubs may have unique requirements.

We hope you have found these tips and hints useful!

Chat more soon,
The Grounds Guys of Montgomery



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Contact Us

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NEWS BYTES

NEIGHBORHOOD REPRESENTATIVES

The next Neighborhood Rep meeting is scheduled for February 20 at 6 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 1. If you need assistance during that time, send an email to wynlakeshoa@wynlakeshoa.com. *Messages will be checked regularly during holiday closures.*

SIGNS

All signs placed in your yard must be in compliance with Resolution #22. For a complete list of our neighborhood covenants, please visit our website.

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 Lynn Peck at 803-983-9393.

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. Failure to do so may result in a fine.

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 for information.

BUSINESS OWNERS

If you own a business, consider advertising with us. For cost and deadlines call 334-215-4452.