

*Myndakes*  
HOMEOWNERS' ASSOCIATION



## October 2024 News

**2025 Annual Budget | Resolution #18: Fall Moratorium  
HOA Partners with Montgomery County Sheriff's Department**

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Fall has arrived and many of us are sending our kids back to school or university. Although the summer-like temperatures seem to be holding for now, we are all looking forward to lowering Fall temperatures.

A few weeks ago, Crista Richardson, your HOA manager, and I sent you a letter concerning our new security strategy, while also highlighting our recent concerns with very large open house gatherings. We felt that both items should not wait until this quarterly newsletter.

The need for that letter also highlighted a significant change we want to bring to the timeliness of the HOA's communication with our neighbors. Going forward, we want to use several different forms of communication to provide both timely information and convenience to our residents. To that end, we are upgrading our website, while adding direct emailing and texting to our capabilities. Emailing would be for timely updates, and texting would likely be used for more urgent notifications, such as security concerns or finding pets and children, just as examples. We also want to provide our residents with summaries of our board and associated meetings and a neighborhood calendar on our HOA website. The HOA will also keep its presence on social media through Facebook and NextDoor conversations. With your active involvement, we believe all these new methods will enhance our community's timely communication. In the end, the HOA's primary responsibility is to serve its residents while maintaining and improving the value of your homes.

All of this additional communication will require just two things from you. The first is your current email address, and the second is a mobile phone number (for texts). You should provide both to either the HOA office number of 334-215-4452 or email [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com)

The HOA manager is now planning for the 2025 operational budget. We have not required an increase in this budget, nor a resident assessment in four years. This is because the HOA office has done a great job in keeping costs under control even while executing many improvements, as in our new security strategy, without a

budget increase. All of this has been accomplished despite record increases in the cost of living. We enter this budget season with the mantra to stay within our current means. However, a few costs are out of the HOA's direct control, such as insurance. So we will see. The proposed 2025 budget can be found on page 4 of this newsletter, and your neighborhood representatives will vote on it in their November meeting. With luck, it will not require a resident fee increase. We will know as of the November HOA Board meeting.

Likely you have seen or been impacted by the Dixie Electric construction work you see going on in the front (towards Vaughn Road) portion of Wynlakes. As you likely know, all of the power and other wired utilities within are Wynlakes are buried, thus avoiding unsightly utility poles. This southerly portion of Wynlakes' buried power feeds are well over 30 years old and are not as protected from this region's acidic soil as is the power infrastructure in the more northerly sections of Wynlakes that are based in a different and more cable protective technology. So, Dixie Electric's cable required cabling replacement work will be limited to this older (relatively speaking) portion of Wynlakes. The work will also be paused as the colder weather approaches and will continue next year. Dixie Electric is responsible for all damage they may do to other utilities, also irrigation, landscaping, turf, and so on. Don't hesitate to contact the HOA office with any questions or concerns.

Please be safe and enjoy the Fall season. We also look forward to our board and staff improving our communications and hopefully becoming even more responsive to our residents.

Dave Folsom  
Wynlakes HOA Board President



# 2025 ANNUAL CONSOLIDATED BUDGET

## INCOME (CONSOLIDATED):

Residential Assessments	
Operating - \$960/Resident	\$ 1,009,920
Operating Reserve - \$15/Resident	15,780
Capital Reserve - \$25/Resident	26,300
Returned Check Fee	50
Design Review Fees	250
Covenant Fines	2,000
Late Fees	4,000
Miscellaneous Income	250
Advertising Income	4,500
CC/ACH Fee Income	1,500
Grant Income	5,000
Interest Income-Operating	9,000
Interest Income-Capital Reserve	4,000
Interest Income-Operating Reserve	\$ 4,000
 	<hr style="border-top: 1px solid black;"/>
<b>Total Income (Consolidated)</b>	<b>\$ <u><u>1,086,550</u></u></b>

**EXPENDITURES (CONSOLIDATED):**

Neighborhood Security	\$	300,000
Bank Service Charge	\$	150
ACH/CC Fee	\$	1,500
Security Camera Support		5,000
Administrative Clerk		38,000
Financial Administration		13,000
Taxes & Licenses		1,500
Office Management-Taxes		8,000
Maintenance & Repair-General		7,000
Fountain Repair		8,000
Above-Ground Fountain Maintenance		3,500
Street Light Repair		9,500
Irrigation Repair		17,000
Management Service		65,000
Water		22,000
Postage		1,850
Legal/Professional Fees		3,500
Office Expense		7,500
Gate Expense		2,500
HOA Newsletter		2,000
Storage		1,500
Office Rent		16,200
Computer Technology		7,225
Insurance		14,000
Electricity		56,000
To Operating Reserve		15,800
To Capital Reserve		26,300
Design Reviews		250
Landscape Contract		400,000
Landscape-Other		10,000
Miscellaneous Expense		2,550
Holiday Decorations		13,500
Interest Paid		25
Federal Income Tax		6,500
Alabama Income Tax		200

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<b>Total Expenses (Consolidated)</b>	<b>\$</b>	<b>1,086,550</b>
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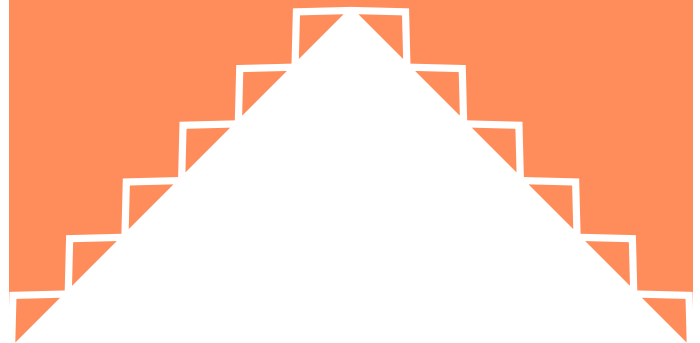
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**2024 HOLIDAY SANITATION SCHEDULE:**

- Veterans Day: Monday, Nov. 11 - WORKING - No change in schedule
- Thanksgiving Day: Thursday, Nov. 28 - CLOSED - No Thursday & Friday garbage routes scheduled
- Christmas Day: Wednesday, Dec. 25 - CLOSED - No change in schedule

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



**RESOLUTION # 18 FALL MORATORIUM**

Moratorium for Resolution #18 this year is November 4th-18th. 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 Decoration 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 12AM.
- 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***



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For Menu



**OPEN DAILY**

**Monday - Thursday 11:00 AM - 9:30 PM**

**Friday - Saturday 11:00 AM - 10:00 PM**

**Sunday 11:00 AM - 9:00 PM**

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*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.*



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Suite 114  
Montgomery, AL 36117

## Contact Us

Crista Richardson, HOA Manager

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

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

## NEWS BITES

### NEIGHBORHOOD REPRESENTATIVES

The Annual Meeting is scheduled for Nov. 19 at 6 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.

### 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.

### HOA OFFICE CLOSED

The HOA office will be closed Nov. 28-29 (Thanksgiving holiday), and Dec. 24-25 and Jan. 1 (Christmas/New Year holidays). If you need assistance, send an email to [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com). *Messages will be checked regularly during holiday closures.*

### MIND YOUR SPEED

Residents may have noticed that the HOA has partnered with the Montgomery County Sheriff's Department and we have off-duty officers in the neighborhood day and night. For our community's continued safety, please be mindful and obey all traffic laws.

### DO NOT FOUL THE GRASS

The most common complaint received by the HOA is people not picking up after their pets, or leaving their bags on the sidewalk. Please keep our community clean and kindly clean up after your pet.