



A message from the HOA President...

Spring is here with its warm days, and cool nights. We all welcome having the cold weather behind us. We can also celebrate our accomplishments of the past year while looking forward optimistically to this year's challenges.

Last year, your HOA managed to stay within its fiscal resources while assuring no additional needs that would increase dues for this year (2025) through the upcoming July dues cycle. We also made two significant capital improvements last year, replacing our signature fountain in Dale Lake and providing a new high-performance deep well that feeds all the lakes and ponds that make Wynlakes such a unique neighborhood.

You likely have noticed the recent progress in the next phase of the Pinecrest entrance project, which will include the addition of Green Giant Arborvitae along the westerly boundaries of the entrance. This type of tree can grow up to two feet per year and has been planted at intervals to create a visual barrier similar to what you may have noticed behind the boundary of Vaughn Road and the back of the Wyrnridge neighborhood. If the demands for other unplanned projects remain low this year, we can complete this project before the year's end by planting a similar bush line on the easterly boundaries of the Pinecrest entrance.

Continued...

This is an ambitious project because beyond removing the former 30-year-old foliage that these new plantings will replace, a new irrigation system was added, and the bed soil was completely replaced. In a few growing years this should make for a very dramatic entrance. You may also notice that some of the trees provided by the City of Montgomery that we planted in the Wynlakes Boulevard median last year did not survive the tough summer. Similar trees planted elsewhere by the city also did not survive for whatever reason. As such, the city provided replacement trees at no cost, which have now been planted in the Boulevard median.

We recently met with residents whose homes have an architectural fence or wall shared with HOA land. The HOA invited two lawyers specializing in real estate law to this meeting to answer the residents' questions regarding the maintenance responsibilities for these barriers. It is a complicated subject because the fence or wall is on the residents' land in nearly all cases. So, who is responsible for its maintenance and repair? The HOA Bylaws, Covenants, and the property owner's plats (property boundary descriptions) do not provide clear guidance. Past practice also seems to be spotty and unclear. The lawyers also indicated that there is little Alabama case law to be used for guidance. We will continue working with the residents to develop an equitable solution that ensures the barriers are maintained and the maintenance responsibility is more precise and fair. In the meantime, we are receiving estimates to quantify the possible costs. There is more to come.

The HOA management and Board of Directors have decided to change the landscape company used by the HOA to maintain all the common areas at Wynlakes. This decision was made for several reasons. Most importantly, the HOA wants to provide our neighbors and residents with the best services. The new landscape company is Pate Landscape Company. You may be familiar with their work. They provide landscape services for Eastchase, Baptist Hospitals, and the Equal Justice Initiative amongst many other prestigious clients. Please visit their website to see more of their high profile customers at <https://patelandscapes.com/>. Pate's work is excellent, consistent and well respected by their peers.

Although we are in challenging times, I hope you will continue to thrive in this period. Entrepreneur Bruce Halle has five life lessons I would like to share with you. Be honest, work hard, have fun, be grateful and pay it forward. I would add to that list that you should be humble. We all take ourselves way too seriously.

Dave Folsom, Wynlakes HOA Board President

News Bytes

- HOA Holiday Office Closures: The HOA office will be closed May 26th and July 3rd & 4th. You may email us or leave a message on the phone during holiday closures.
- Considering an Exterior Home Improvement? Please 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 downloaded from www.wynlakeshoa.com or picked up at the HOA office.

EMERGENCY PREPAREDNESS

*You never know when unexpected bad weather could catch you unprepared.
Here are some tips that could help in an emergency.*

To get started you need to purchase a fire-resistant container. It should be stored in a central, easily accessible area in your home. These containers are inexpensive and will provide peace of mind should the worst happen to you and your family. In this container, you should include:

- Family member birth certificates
- Passports
- Social Security cards
- Motor vehicle licenses and registrations
- Pet licenses (as required)
- List of all credit cards with customer service numbers
- Banking information and account numbers
- Investment account numbers
- Social Security and Medicare benefit Information (if retired)
- Pension information
- Wills, trusts, and deeds
- Home mortgage information
- Home property plat map (often provided at home sale closing)
- Home and automobile Insurance policies and information
- Military discharge information (critical later for possible benefits)
- Family doctors contact information.
- List of family and pet inoculations
- List ongoing home expense account numbers and customer service numbers, such as electric, water, gas, cable, security monitoring, Internet, mobile phones, etc.
- Copies of irreplaceable photos (as in wedding, family, pets)
- A calendar with the necessary family appointments
- A printed list of all important family telephone numbers (you may not have your mobile phone)
- Computer backup information, such as critical account numbers, with access to a family password management and any other information that will be critical to get your life back to normal
- More detailed information is at the Alabama Department of Public Health website in this regard: <https://www.ready.gov/financial-preparedness>

A Cause for Celebration!

**AEGIS-MICHAUD PROPERTIES CELEBRATES ITS
30TH BIRTHDAY IN APRIL!**



Back Row L to R: Linda Browder, Sally Byrd,
Anna Kate Bowen & Lynn Peck
Front Row L to R: Kelli Gilliam, Ann Michaud, Lee
Goodwyn

**AEGIS is your best
source for buying and
selling in Wynlakes and
the River Region!**

Don't make a move until you contact:
AEGIS-Michaud Properties, Inc.
www.AegisMichaud.com 334-271-2230

Sidewalk Safety

Several concerned residents have reached out to the office regarding kids running up on pedestrians in the neighborhood on electric scooters/bicycles, kids driving golf carts/ATVs and kids trespassing in back yards to fish. This is a safety concern not only for pedestrians & homeowners but also for the children.

While we understand that kids will be kids there are city ordinances in place that address these safety concerns.

There are restrictions on use of coasters, roller skates, or similar devices.

No person upon roller skates, or riding in or by means of any coaster, toy vehicle or similar device, shall go upon any roadway except while crossing a street on a crosswalk and when so crossing, such person shall be granted all of the rights and shall be subject to all the duties applicable to pedestrians.

Sec. 27-305. - Riding on sidewalks.

Whenever any person is riding a bicycle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

I have included a link to all municipal ordinances [here](#) or you can visit www.montgomery.gov for more information.



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.

FIRST VISIT IS FREE TO NEW CLIENTS
WITH 3-DAY BOOKING!

Free Initial consultation
Service available 365 days per year
Medication administered
Mail and newspaper pickup
Insured sitters serving the tri-county area since 1998



www.petsloveus.com | (334) 263-7297

Important gate Protocol

Our gates are designed to open upon vehicle approach. When the gates are pushed open manually, it results in very expensive repairs. Please report any problems with the gate to the HOA.



SUMMER SANITATION HOLIDAY SCHEDULE

May 26, 2025 Memorial Day- Monday – CLOSED

Monday/Thursday routes worked Tuesday/Thursday

Tuesday/Friday routes worked Wednesday/ Friday

No scheduled debris collection

June 19, 2025- Juneteenth-Thursday - CLOSED

Monday/Thursday routes worked Monday/Wednesday

Tuesday/Friday routes no change

No scheduled debris collection

July 4, 2025-Independence Day-Friday - CLOSED

Monday/Thursday routes worked Monday Only

Tuesday/Friday routes worked Tuesday Only

No scheduled debris collection



BROWN

PRESSURE WASHING SERVICE

COMMERCIAL & RESIDENTIAL

JAY BROWN

Owner

(334) 315-2902



www.cmttree.com

334-409-9200

Multiple ISA Certified Arborists On Staff
Locally Owned and Operated in Montgomery for 40 Years

- Tree Removal • Storm Damage • Pruning
- Stump Removal • Plant Healthcare • Tree Planting



Certified Treecare
Safety Professional

**Enter
to Win**

**UPDATE YOUR CONTACT INFORMATION
AND BE ENTERED INTO A DRAWING FOR
A \$100 SAN MARCOS GIFTCARD!**

**SAN
MARCOS**

MEXICAN RESTAURANT
PIKE ROAD

ESTABLISHED IN 1996



Scan QR Code



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

9593 Vaughn Rd., Pike Road, AL 36064

(334) 676-3686

www.sanmarcospikeroad.com



8650 Minnie Brown Road Suite 114
Montgomery, AL 36117
334-452-4452

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 the homeowner must accompany), may fish from their property's shoreline. The only area where fishing access is permitted to 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, please contact Security at 279-8358 immediately.