

# Wynlakes

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HOMEOWNERS' ASSOCIATION



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# *A message from the HOA President...*



Summer is here delivering the warm weather we all enjoy.

As mentioned in my last message, we have changed our HOA landscape maintenance contractor. Our new partner, Pate Commercial Landscape, is based in Montgomery and has been in business since 1982. Their focus as a company is to limit their services to commercial property owners, focusing on larger properties thus providing a smaller, more stable list of clientele. Wynlakes covers over 1000 acres, 1000 homes, numerous common areas and nearly 20 miles of paved roads. This requires close attention to maintaining the ambience of our community. Pate is off to a great start with spring clean-up and revitalized plantings. As you have probably noticed they completed the final installation of our Pinecrest project. We are excited about our partnership with Pate.

Recently we have completed HOA projects including the complete restoration of the "Oak Alley" monument sign as well as a 35-year overdue remodel of the "Dunleith" monument sign. This sign has been misspelled since it was initially installed so many years ago.

Switching to more serious concerns, we are worried about increased unauthorized fishing at our waterways. Wynlakes residents are allowed to fish, but with some restrictions (not trespassing on our residents' property and carrying an HOA issued permit card). Let the gatehouse or the HOA office know if you see people fishing in un-authorized areas. Please get in touch with the HOA office for more information before you or your family do any fishing.

With schools now in summer vacation mode, we have also seen the return of our children (as young as 10 years old) driving golf carts on the streets of Wynlakes. Beyond the obvious illegality of this action there is the more critical issue of its very questionable safety. National statistics are markedly up in golf cart accidents on residential streets nationwide. As we have pointed out in the past, a 600 lb. golf cart has virtually no chance of survival in a collision with a 4000 to 6000 lb. car or truck. Golf cart brakes are also very limited with the carts extremely top heavy and thus prone to rollover. The "Villages" community in northern Florida for example, which is renowned for widespread use of golf carts on residential streets saw a 30% increase in serious golf cart accidents in 2024. Even the simplest, low speed golf cart accident will not end well and will provide serious injury or fatalities. Please keep your children safe and keep them from driving golf carts on our public roads.

On a more positive note we have more community projects planned for this year as in the refurbishment of the Goose Island bridge, completion of the guard house remodeling and more improvements and plantings in common areas planned. We will give you a progress report on these projects in upcoming messages.

Please enjoy your summer and keep you and yours safe.

Dave Folsom

Wynlakes HOA Board President



## Improvements



As we move into the summer season, many homeowners are planning improvements to their homes and landscaping. We want to kindly remind everyone that all exterior modifications to your property—whether large or small—must be submitted for approval prior to beginning work.

To help guide you through the process, please refer to the Modifications Guidelines, which outline what types of changes require approval and what documentation should be submitted with your request. If you're ever unsure, we encourage you to call the HOA office first. We're happy to help determine whether prior approval is necessary.

Also, a quick reminder that Resolution 28 prohibits the use of rocks in the front yard, flower beds, and shrub beds. Please keep this in mind as you plan any landscape updates.

Thank you for helping us maintain the beauty and integrity of the Wynlakes community. We appreciate your cooperation and commitment to keeping our neighborhood looking its best!



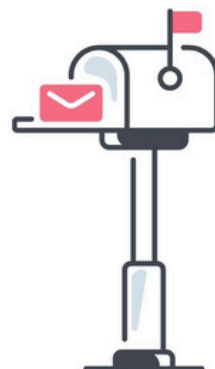
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## Attention Residents: Addressing Dead and Dying Trees in Our Neighborhood

Our beautiful, upscale neighborhood is known for its well-kept homes and mature trees. However, many of these trees have now become dead or dying, posing safety risks and detracting from the overall appearance of our community. In some cases, these trees can also become a hazard during storms or create breeding grounds for pests.

We are asking all residents to inspect their properties and take action where needed. Dead and dying trees should be promptly cut down, and stumps removed to ensure safety, improve curb appeal, and protect property values. Let's work together to maintain the beauty and integrity of our neighborhood.



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# Summer Safety Tips for a Fun & Safe Season!

As we dive into the sunny season, here are a few quick reminders to help keep our neighborhood safe and enjoyable for everyone:

## **Beat the Heat**

- Stay hydrated—carry water when walking or working outdoors.
- Take breaks in the shade and avoid outdoor chores during peak heat hours (10 AM–4 PM).
- Watch for signs of heat exhaustion: dizziness, nausea, excessive sweating, or confusion.

## **Pet Safety**

- Hot pavement can burn paws—test with your hand before walking pets.
- Never leave animals in a parked car, even for a short time.
- Keep outdoor water bowls filled and shaded.

## **Kid Safety**

- Remind kids to wear helmets when biking, scootering, or skating.
- Reinforce traffic safety—stop at corners, look both ways, and stay visible.
- Make eye contact with drivers before crossing the street.

## **Drive Carefully**

- Please drive slowly through the neighborhood, children may be playing near the street.
- Be extra cautious when backing out of driveways or turning corners.

## **Grilling & Fire Safety**

- Keep grills at least 10 feet from any structure and never leave them unattended.
- Supervise any fireworks (where allowed) and dispose of sparklers properly in a bucket of water.
- Have a fire extinguisher or hose nearby during any open flame activities.

## **Water Fun & Pool Safety**

- Always supervise kids around pools, sprinklers, or kiddie pools.
- Fence off any backyard pools and keep gates closed.
- Store pool chemicals safely and out of reach.

**Let's work together to keep this summer safe, refreshing, and full of fun memories!**





# Wynlakes Golf and Country Club

## Important Safety Message

WYNLAKES  
GOLF & COUNTRY CLUB

Scooters and skateboards are absolutely prohibited from the Wynlakes Golf & Country Club Parking Lot, Cart Paths and Golf Course. Also, **NO** fishing, swimming, wading or walking lake edges on the golf course are allowed. Walking, bicycling, and jogging are not permitted when golfers are on the golf course.

These are safety concerns and we ask for your cooperation in these matters.

### Management of Wynlakes Golf & Country Club



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