

*Wynlakes*  
H O M E O W N E R S ' A S S O C I A T I O N



# January 2025 News

**Bi-Annual Invoicing | Resolution #18: Spring Moratorium  
2024 Neighborhood Accomplishments**



***Thank you to our dedicated clients for an awesome 2024.  
We look forward to a continued partnership in 2025!  
May your new year bring peace,  
love and endless possibilities!***

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THE RIVER REGION.**

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



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We have arrived at the end of the year with all the holidays that help us focus on our veterans, family, and faith. They are fulfilling, but they can also be stressful. We can look around our families and friends and see those for whom this time of year can be difficult and stressful. We all should offer our support, love, and concern.

This year has been fulfilling for our community and the Homeowners Association. By now, you should have received a separate, more detailed message about this year's considerable accomplishments by your HOA on behalf of our community, including improving neighborhood security, replacing aging infrastructure, and better managing our resources.

We recently held our yearly board election and Neighborhood Representative meeting where the slate of board officers was elected, and the annual revenue requirements and budget voted on. I am happy to announce that the current board officers will all return. More importantly, the revenue requirements and budgeted spending will remain the same for next year as this year. As a point of reference, this will make five years in a row without a resident fee increase which seems even more extraordinary given the enormous spike in inflation in the intervening years. Adding to this magic trick is the increased aging of our community's infrastructure, with the Wynlakes community now in its late thirties. Items such as water wells, fountains, foliage irrigation, guard houses, and landscaping continue to require considerable remodeling and replacement. That all being true, I am glad to announce that there is no increase in the resident dues anticipated for 2025.

I must give enormous credit to our office staff of Crista and Brooke, who deal with daily issues to keep us all safe while improving our neighborhood's environment. They make the best use of our resources while making our community better every day.

I am also happy to announce that we will begin the long overdue remodeling of the landscaping at the Pinecrest Drive entrance shortly, including removing its current foliage, new grading, and irrigation. This early work will be done in anticipation of completing the project during the Spring planting season when the bushes and sod will be replaced. This work will be under a professional landscape architect's design and the oversight of the Wynlakes HOA Landscape Committee.

The HOA staff is also hard at work in an area they take very seriously. They will continue to improve resident communications using social media, emails, texting, and an all-new HOA website, which will contain more resident resources.

The board and staff of your Homeowners Association are committed to supporting and improving our neighborhoods, thus keeping Wynlakes the premiere community it deserves to be. Ultimately, an HOA's mission is to enhance and improve the value of its resident's property. Our talented and dedicated staff and board take that responsibility and mission seriously.

Please keep in touch as we continue serving our residents and making our community the best and safest in Montgomery.

Dave Folsom  
Wynlakes HOA Board President

*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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*Wynlakes*  
HOMEOWNERS' ASSOCIATION



**Take a moment to call the HOA office (334-215-4452) and ensure that we have your correct contact information. Have an email address? We'd appreciate you sharing it with us!**



**HOLIDAY DECORATIONS REMINDER**

Please remove your holiday decorations by Jan. 15.



**RESOLUTION # 18 SPRING MORATORIUM**

Spring Moratorium for Resolution #18 will be **March 17-31, 2025**. 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 guidelines for curbside pickup.



**BE A CONSIDERATE PET OWNER**

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!



# 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 of 3% will be applied to the invoice based on the payment method you choose. This is a processing fee charged by Quickbooks.* Please call or email the HOA office if you have any questions.



***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 improvement in our common areas.*

## **2025 HOA BOARD OF DIRECTORS AND OFFICERS**

District 1: Mitchell Dubina, Vice President

District 2: Dave Folsom, President

District 3: Zack Camerio

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



**If you have not already joined our Wynlakes Neighbors Facebook page, now is the time!**

## 2024 Neighborhood Accomplishments

The Wynlakes HOA is on pace to remain within budget guidelines for 2024. With a collaborative effort between our HOA Board, Staff, and Committees, we have made great strides this year. Provided below is a growing list of our accomplishments.

- The HOA staff worked to create a 2025 budget that will not require an increase in resident fees by the end of next year. This will be the 5th year without an increase, assuming the neighborhood representatives approve it during their November meeting.
- The Security Committee and the HOA ended the contract with DSI, the contracted security company. The HOA has taken on the responsibility of neighborhood security by adding gatehouse attendants and off-duty Montgomery County Sheriff personnel in marked and unmarked vehicles.
- The Finance Committee and the HOA moved to a new bank which is more focused on HOA-type non-profit operations. This move eliminates most fees and provides substantial interest for our operating and reserve accounts. It also provides more secure payment methods such as Automatic Clearing House (ACH) payments.
- The Landscape Committee and the HOA staff engaged a landscape architect to provide a new landscape design for the Pinecrest exit. Work will begin at year-end.
- The HOA worked with the City of Montgomery to remove many dead, dying and diseased trees from residential and HOA property. The City donated 30 trees, which were added to the medians on Wynlakes Boulevard and residential properties.
- The HOA replaced the 35-year-old deep well that feeds the lakes and ponds of Wynlakes.
- Three fountains were also replaced, including the signature fountain in Dale Lake.
- The HOA also cleaned and remodeled the interior of the gatehouses at the Wynlakes Boulevard and Pinecrest Drive entrances.
- The staff continues to institute the HOA document retention policy. The HOA staff is reviewing 30+ years of retained documents and properly destroying the documents that fall outside of the policy's requirements.
- The HOA staff helped manage the resident and Dixie Electric Cooperative's requirement to replace the 35-year-old buried electrical wiring from the Vaughn Road entrance to Fendall Hall.
- The HOA staff worked hard to improve resident communications. They have gathered a list of each neighbor's current contact information to provide updates and news within our community. Also, the HOA's website is being revamped to include more informative content.
- The HOA staff implemented a Digital Newsletter. It is emailed quarterly through Constant Contact.
- The HOA worked with the Covenants Committee to institute a 3-Letter warning policy for violations.
- The HOA updated the Modifications Guidelines with the Modifications Committee to clarify and simplify the modifications process.
- We have added monthly meetings with Grounds Guys, the Landscape Committee and the HOA for enhanced accountability and proactivity.
- The Board of directors and the HOA Office ensured that each neighborhood had its own representative.



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## Contact Us

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## NEWS BITES

### NEIGHBORHOOD REPRESENTATIVES

The next Neighborhood Rep meeting is scheduled for Feb. 18 at 6 PM at St. James Church.

### GOING ON VACATION?

Complete a "Vacation Home Check" form, which may be downloaded from [www.wynlakeshoa.com](http://www.wynlakeshoa.com) or picked up at the Vaughn Road Security Guard house. Completed forms should be submitted to the HOA Office.

### 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. Also, please remember that Resolution #28 prohibits the use of rocks in your landscaping without prior approval. 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.

### HOA OFFICE CLOSED

The HOA office will be closed Jan. 1, 2025. Email [wynlakeshoa@wynlakeshoa.com](mailto:wynlakeshoa@wynlakeshoa.com) if you need assistance while the office is closed. *Messages will be checked regularly during holiday closures.*

### WYNLAKES WOMEN'S CLUB

The Wynlakes Women's Club meets the first Thursday of the month at 10AM at Wynlakes Country Club. The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For more information, please contact the HOA Office.

### SIGNS

Only "For Sale" signs are authorized for use in resident yards.

### BUSINESS OWNERS

If you own a business, consider advertising with us! Call the office for cost and deadlines. (334)215-4452.