



Wynlakes

HOME OWNERS' ASSOCIATION



A look inside...



Important Dates

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- Preliminary HOA Budget
- What is an HOA?
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- New Dumpster Resolution 32
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- A Message about Stumps.

- Fall Moratorium 11/3 - 11/17
- Halloween Decorations 10/1 - 11/1
- Holiday Decorations 11/15 - 1/15

A message from the HOA President...

Summer is now behind us, and we are preparing for our fall and winter activities. For the HOA, it means that fall plantings will take place using hearty flowers and plants that can survive the cold nights and short daylight.

You may notice that the bridge to "Goose Island" adjacent to Lakeridge Drive has been completely rebuilt this summer. This will provide safer access to the island for our landscaping team, while providing a more visually attractive facility in keeping with the appearance of the rest of Wynlakes and its residents' homes.

We are also entering the HOA's budgeting season for 2026. You will find the preliminary version of the HOAs' 2026 budget included in this note. However, this budget, as with your own household budgets for 2026, will face challenges with corrosive inflation that continues to climb at a very troubling rate. We have managed to avoid any dues increases at the HOA for the past 5 years. However, this was only possible because of improved financial practices and excellent fiscal management.

A decision has not yet been made about whether a dues increase is necessary as of this writing. We do not want to draw from our financial reserves to balance the budget should there be a shortfall. The reserve funds are designed for unexpected expenses (as in unanticipated repairs) or capital projects required to replace aging infrastructure (as in replacement fountains). We are also facing a daunting task of rebuilding many of the neighborhood facilities that are now about forty years old, which the reserves cannot fully cover. In any case, we will inform you in advance if an incremental increase is necessary. The HOA Board and Neighborhood Representatives will vote on the 2026 budget in November. Upon acceptance of the budget, we will discuss whether an increase in dues is necessary. The most successful organizations of any type are always marked by excellent management and administration. Your Homeowners' Association is no exception. You are immensely fortunate to have Crista Richardson as your HOA manager and Brooke Bixby as her assistant. They oversee the organization and, most importantly, serve as an excellent communications interface to the residents of Wynlakes.

Running the Wynlakes HOA is a complicated responsibility. As a community, Wynlakes comprises over 1,000 acres, or a footprint of approximately 1.5 square miles. It also contains over 20 miles of roads, 300 HOA-owned streetlights, multiple waterways, numerous fountains, and common areas. It also has many monument signs, ornamental flower beds, and multiple irrigation systems. They all need constant maintenance and repair.

The Wynlakes HOA supports well over 1000 resident households and has an annual budget of about one million dollars. This money is spent on landscaping, neighborhood security, facilities maintenance, and administration. Notably, most of the physical infrastructure facilities of Wynlakes are over 40 years old, which require continual attention.

Crista and Brooke also provide masterful advocacy and interface with the City of Montgomery for financial support for closed-circuit camera security, traffic control, tree replacement, sidewalk and curb repair, and much more. This team does all of this with immense skill and understanding. They take their responsibilities seriously and work long hours to keep this community the best place to live in Montgomery.

Dave Folsom President, Wynlakes HOA Board of Directors.



A Message from the Wynlakes Golf & Country Club



The Wynlakes golf course is restricted to golfer access **ONLY**. Walking on the course and cart paths is prohibited. The usage of bicycles, scooters, e-bikes and private golf carts is also prohibited. Thank you for your cooperation.



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2026 PROPOSED BUDGET

INCOME

401000

401001

402201

402301

Total

Member Assessments

Member Assessments

BUDGET

\$1,009,920.00

\$15,780.00

\$26,300.00

\$1,052,000.00

EXPENSES

600001

600401

600501

601901

602101

602201

602601

602901

603001

603101

603111

603201

603301

604301

605001

605601

605901

606001

606101

606201

606401

606501

607701

608001

609007

609008

609750

609770

609801

609901

610000

Security Contract

\$240,000.00

Bank Service Charge

\$150.00

CC/ACH Fee

\$1,500.00

Security Camera Support

\$5,200.00

Administrative Clerk

\$38,000.00

Financial Administration

\$14,000.00

Taxes & Licenses

\$1,900.00

Office Mgmt- Taxes

\$14,000.00

Maintenance and Repair- General

\$19,000.00

Fountain Repair

\$6,200.00

Fountain Maintenance

\$3,500.00

Street Light Repair

\$7,000.00

Irrigation Repair

\$7,000.00

Management Service

\$65,000.00

Water

\$22,000.00

Postage/ UPS/Overnight

\$1,900.00

Legal/Professional Fees

\$3,500.00

Office Expenses

\$8,000.00

Gate Expense

\$2,500.00

HOA Newsletter

\$2,000.00

Office Rent

\$16,500.00

Computer/Technology

\$8,500.00

Insurance

\$15,000.00

Electricity

\$60,000.00

Operating Reserve Current Year

\$15,800.00

Capital Reserve Current Year

\$26,300.00

Landscape Contract

\$412,000.00

Landscaping- Other

\$18,000.00

Miscellaneous Expenses

\$2,550.00

Holiday Decorations

\$15,000.00

Depreciation Expense

TOTAL EXPENSES

\$1,052,000.00



Dear Residents,

Please find the proposed 2026 Balanced Budget based solely on our preliminary estimate of our dues Income in 2026. This budget is only a snapshot in time and may be revised before it is voted on and accepted in November at the Neighborhood Representatives' Meeting as required in the HOA bylaws. As we look back over the last five years with no dues increase, we are proud to say that we have been good stewards of the neighborhood's money. However, with the current rate of inflation and the ever-increasing cost of goods and services, there will be a discussion of a possible dues increase for 2026 to allow us to make the necessary repairs and replacements to our 35-40-year-old neighborhood infrastructure, thereby keeping Wynlakes the premier neighborhood in Montgomery.



A message about pets

We all love seeing our neighbors out walking their pets, but let's remember to do our part in keeping our community clean and enjoyable for everyone. Please be sure to pick up after your pets during walks and dispose of waste properly. It's a small step that makes a big difference in keeping our neighborhood safe, fresh, and beautiful. Thanks for helping us take pride in our community!



A message about signs

Just a reminder that all For Sale signs in Wynlakes need to include the official neighborhood logo so that our community keeps a polished, consistent look. If you're planning to list your home and need details on how to order an approved sign, give the HOA office a call and we'll be glad to help. As outlined in Resolution 21, only For Sale signs and temporary Event signs are allowed in the neighborhood. Thank you for helping us keep Wynlakes looking its best!





What is the Wynlakes Homeowners' Association?

A Homeowners' Association (HOA), in general, is a non-profit organization that manages and governs a planned residential community. HOAs are responsible for maintaining common areas, enforcing rules (covenants), and providing security while collecting fees from residents to cover the expenses incurred.

Here's a more detailed explanation:

Governance: A typical HOA, such as Wynlakes, is overseen (defined by its formal bylaws) by a resident board of directors elected from resident-elected volunteer neighborhood representatives of the 27 individual neighborhoods contained within the Wynlakes community. Additionally, specialized resident-volunteer-based committees, such as the Covenant enforcement and Architectural Review committees, provide a voice for community residents in the review and management of many of the HOA responsibilities. The HOA board of directors, in turn, employs an HOA manager to oversee day-to-day operational management and ensure operational continuity.

Common Areas: The Wynlakes HOA maintains shared community spaces, such as common area landscaping, irrigation, community entrances, street lighting, signage, waterways, and fountains contained in neighborhood common areas

Purpose: All HOAs strive to maintain or increase property values for all residents and ensure a uniform appearance while retaining the character and uniformity of their neighborhoods.

Security: The Wynlakes HOA provides a level of security protection by both employing dedicated personnel and contracting with off-duty uniformed officers from the Montgomery County Sheriff's Dept. to be posted at the neighborhood's entrances and patrol its streets.

Rules and Regulations: HOAs create and enforce rules, often referred to as CC&Rs (Covenants, Conditions, and Restrictions), that Wynlakes community residents must follow. These can cover items such as landscaping guidelines, exterior modifications, and levels of resident real property maintenance. Most issues are handled by simple resident guidance and support. However, in cases of continued non-compliance, fines can also be levied.

Fees: Residents pay fees to the HOA to cover the community's operational, maintenance, and management costs. The Wynlakes HOA also maintains operational and capital reserve funds to address unanticipated expenses, such as storm damage to common areas and facilities, or to fund long-term capital improvement projects.

Continued...



Membership: When purchasing a property within the Wynlakes community, a resident automatically becomes a member and is subject to and must abide by the community's HOA rules, restrictions, and its fees. This requirement will always be disclosed to the resident as part of the property's purchase procedure. In the end, it should be viewed as a positive thing because its purpose is to protect the residents' property value.

Does an HOA provide tangible benefits to Wynlakes homeowners?

In most cases, homes in areas with well-managed homeowners associations have higher property values compared to similar homes without an HOA. Studies suggest that this premium can range from as much as 4% to 6% or more. This is primarily due to the benefits HOAs offer, such as maintained curb appeal and consistent common area maintenance standards, which make the neighborhood more desirable to potential buyers. This is the primary HOA benefit provided to its residents.

However, it's important to note that not all HOAs are created equal. The impact of an HOA on property values can vary depending on the quality, consistency, focus, effectiveness of its management, and support of its residents.

So, how is the current Wynlakes HOA doing?

The current management and policies of the Wynlakes HOA provide excellent value to its residents. The common areas are continually improving, and the current board of directors and management staff are laser-focused on enhancing their level of service and communication with residents. However, we would appreciate hearing from you. Ultimately, an HOA is only as effective as the support and interest of its residents.

Crista and Brooke also know they provide a significant resource for the residents. They are always happy to help with your questions and concerns while being responsive and flexible. Despite their daily responsibilities often being consuming, if you have any questions about the community or its HOA of any type, please call the HOA office at 334-215-4452 or email WynlakesHOA@WynlakesHOA.com or visit us on [Facebook](#).

Please keep in touch with the HOA staff, your neighborhood representatives, and board members if you have questions or concerns. In the end, we are all here to serve you as residents of Wynlakes, which continues to be one of the premier communities in Montgomery, Alabama.

Dave Folsom

President, Wynlakes HOA Board of Directors.



WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS

Resolution Number: 32

Resolution Title: Residential Dumpster Use

Date of Board Approval: August 12, 2025

Effective Date: October 1, 2025

Revision Date:

Wynlakes Criteria for Residential Dumpster Use

1. **Notification & Approval Process** Homeowners must obtain permission from the HOA in writing in advance of placing any Roll off or Construction Waste container, "dumpster". HOA approval must not be assumed and must be granted before placement.

Specific dumpster information required:

Stated need for dumpster's use

Related dumpster and Construction Contractor information Expected start and end dates of the use of the dumpster Dumpster dimensions

2. **Location & Placement** Any dumpster shall only be placed in the homeowner's driveway and shall not obstruct sidewalks, streets, or neighbors' driveways. Placement on the street is strictly prohibited unless the HOA grants special written permission.

3. **Duration** Dumpsters are allowed only during active periods of construction, demolition and/or disaster mediation (e.g. storm related, flood or fire). The period of use must be defined and approved by the HOA in advance. Any extension in its use must be approved in writing by the HOA. Dumpster removal is required within 72 hours of project completion.

4. **Condition and Appearance** Dumpsters must be well-maintained, not overflow, or be the source of odor or debris outside the receptacle, or leakage. The homeowner is responsible for always keeping the area around the dumpster clean and free of debris.

5. **Hours of Use** To minimize disruption, work involving the use of the dumpster must be limited to typical construction hours (e.g., 7:00 a.m. to 7:00 p.m., Monday–Saturday).



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Check Out Our New Wynlakes HOA Website!

We are excited to announce the launch of our new website: www.wynlakeshoa.com! This site is designed to make it easier than ever for residents to stay informed, connected, and engaged with our community.

On the website, you'll find:

- Governing Documents – All of our HOA's important documents in one convenient location.
- Modification Forms – Need approval for an exterior improvement? The forms from the Modifications Committee are available to download anytime.
- Resident Photo Gallery – Share your favorite snapshots of our beautiful neighborhood by uploading your pictures directly to the site.

We invite every resident to explore the new website and take advantage of all the helpful tools and resources it provides. Whether you're looking for information, submitting a request, or sharing photos, the site makes it simple and accessible.

Visit today at www.wynlakeshoa.com and see what's new!



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Fall Seasonal Tips & Safety Reminders

As the days grow shorter and the leaves begin to fall, it's the perfect time to prepare our homes and community for the season ahead. Here are a few helpful reminders

Home & Yard Care

- Clear gutters and downspouts to prevent water damage from fall rains.
- Rake and bag leaves promptly to keep lawns healthy and walkways safe.
- Trim back tree limbs before winter storms arrive.
- Check outdoor lighting—shorter days mean well-lit walkways and driveways are even more important.

Safety First

- With earlier sunsets, please drive slowly through the neighborhood and watch for children walking, biking, or playing outside.
- If you'll be out for the evening, consider leaving a porch light on to increase visibility and safety.
- Halloween is just around the corner! Remind trick-or-treaters to wear reflective clothing or carry flashlights, and drivers to be especially alert.
- As the holidays approach, remember to secure packages and lock doors when traveling.

Together, these small steps help keep our neighborhood safe, welcoming, and ready to enjoy the beauty of autumn.



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Stumped about Stumps?

Resolution 30 asks that stumps be removed whenever trees are cut down, and this simple step goes a long way toward keeping our neighborhood looking its best. Stumps can become tripping hazards, attract unwanted pests, and make yard maintenance more difficult. Removing them not only improves the appearance of your property but also helps maintain the safe, welcoming feel of our community that we all enjoy.

