



Wyndham Lakes Subdivision NEIGHBORHOOD NEWS

July/August 2024

Board of Directors

Laurie Chastine, President
Brandon Huber, Vice-President
Dale Powell, Secretary
Bill Springer, Treasurer

All-In-One Management

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Architectural Committee

Chairperson, Laurie Chastain
Charlene Huber
LaTasha McCracken
Becky Powell
Pete Ramos

Community Engagement

Chairperson, Brandon Huber
Joyce Beadles
Charlene Huber
Pat Hughes
Ashley Johnson
Maria Randolph

Finance Committee

Chairperson, Dale Powell
Joyce Beadles
Laurie Painter
Susan Reilly
Bill Springer

Recreation Committee

Chairperson, Brandon Huber
Pat Hughes
Joe Jackson
Kevin Krueger
Maria Randolph

Clubhouse/Pool Bookings

Pat Hughes

Town Hall Meeting Notes . . .

The Board of Directors hosted a Town Hall meeting on June 23 followed by a potluck lunch. Topics covered during the town hall meeting: Updated contact information for the Board of Directors (BOD), Community Facebook page, Upcoming neighborhood events, Committee reports, Pool updates, Overview of actions taken by the BOD during their first month in office, Recent/Upcoming/Needed repairs, Current financials, Recap of meeting with SPLASH, Long term Capital planning, Financial goals, Possible community workdays, Q/A from homeowners. If you were unable to attend the meeting and would like a copy of the power point emailed to you, please email wyndhamlakesnewsletter198@outlook.com.

Community Engagement . . .

A big thank you to Ashley Johnson for chairing the July 4 Independence Day Parade and the July 28 Back-to-School Ice Cream Social. Approximately 20 children and their families participated in both events. If you have ideas for future events, please reach out to someone on the Community Engagement Committee. Also, thank you to the Powell family for donating and placing the American flag at each residence to celebrate July 4th! A survey was posted on the Wyndham Lakes Community Discussion Facebook page, so if you have access to Facebook, please take a moment to participate in the survey.

Recreation . . . Pool, Lake, Clubhouse, Tennis Courts . . .

New signage has been installed at the pool with community rules. If you are lounging in the pool (this means if you are in the water, not on the pool deck), drinks are not allowed. Alcohol and the pool . . . the Board of Directors lifted the alcohol ban at the pool this year. As the television ad says, "Please drink responsibly". Keep in mind that if you or a family member abuses alcohol and the lifted ban, your privileges may be suspended for use of the pool. Our subdivision pool is a family pool with individuals of all ages, be considerate of your neighbors. Alcohol impairs judgement, residents may not enter the water while under the influence of drugs or alcohol. Pool hours are from 8:00 a.m. – 10:00 p.m. Two new pool pumps and motors were installed (one had failed). To balance the system for better performance both pumps were replaced at a cost of \$4600.00. If you haven't volunteered to Open or Close the pool this year, a few opportunities remain. Opening dates remaining to be filled: 8/25, 9/1, 9/8, 9/15, 9/29; Closing dates remaining: 9/1, 9/15, 9/22. Note: Nine families have been shouldering the responsibility for opening/closing this year, please consider helping.

Lake – Biologists evaluated the quality of our community lake. The lake has an outbreak of Naiad Pond Weed that needs to be dealt with soon to avoid further issues. The Naiad can be chemically treated and introducing grass carp will help to maintain over the long term. A plan is being developed with low-cost options that would make further lake improvements to maintain this amenity. Recreation News continued page 2

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Recreation News – Continued . . .

Clubhouse – The broken window replacement has been postponed until other windows are replaced. Reminder to contact Pat Hughes to reserve the clubhouse or pool.

Tennis – The Board of Directors met with a consultant from Atlas Technical Consultants for a second opinion regarding geotechnical boring at the tennis courts. It was the opinion of the consultant that community funds would be better spent receiving bids from experienced tennis court construction companies for reconstruction or resurfacing of the courts and a landscape architect to address drainage surrounding the courts. The Board of Directors, as well as All-In-One, has requested bids from four tennis court construction companies to assist with future budgeting to determine the best plan going forward.

Board of Directors Meeting News . . .

The Board of Directors have been busy working to make improvements to the neighborhood, encourage community engagement, and provide a framework for future board members. Since the last newsletter was published, they have met on June 11, June 14, June 23, July 9, July 30. Two of the meetings included staff from All-In-One management where topics included: comparable neighborhood dues, legal fees, insurance, monthly financials, fence between Wyndham Woods and Wyndham Lakes, request to All-In-One to provide the current board with a copy of the dam study and reserve study prepared in 2016, request to All-In-One to search for survey of Wyndham Lakes common property (fence line). Other topics reviewed/discussed by the Board: Meeting with SPLASH to review their contract and discuss current and future budget needs for the pool area (i.e., improved storage for pool cover, emergency phone, pool tile replacement, replastering of pool; 2025 annual assessments and payment options for assessments; possibility to place small amount of money in a short-term CD to earn interest, unbudgeted 2024 expenditures, violations noted by All-In-One during their monthly subdivision drive-thru (common violations cited are visible trash cans, trees/shrubbery need pruning, mailboxes falling forward or leaning in different directions, ivy growth on trees and fences); planning for upcoming high cost repairs and replacements (less than \$20,000 has been added to reserves since 2018); examined actual expenses for the past seven years. The above information is not all inclusive of topics discussed by the Board, but hopefully provides adequate information for complete transparency. They are putting in a lot of hours folks!

Community Workday . . . August 24 @ 8:00 a.m.

The Board is requesting the assistance of able-bodied men or women to assist with installing a drain near the pool fence to divert rainwater from collecting in front of the women's restroom at the pool. It will likely take a few hours. Please rsvp to dpowellwlhoa@gmail.com. **Workday scheduled for August 24 at 8:00 a.m.**

ACC Committee . . .

Please be sure you are making requests to the Architectural Control Committee for any exterior repairs or replacements. Homeowners will be supplied with signage to place in their yards for approved projects.

June and July – Approved 6 projects/Declined 0 projects/Pending – 1 Project

Invite a Friend . . .

If you are a frequent flyer of everything Facebook, please join the official Facebook Page of the neighborhood, Wyndham Lakes HOA. Currently 31 people have joined the page, if you have joined the page, invite a neighbor!