



Wyndham Lakes Subdivision Neighborhood News

SEPTEMBER/OCTOBER 2024

Welcome to the Neighborhood . . .

Greetings to our new neighbors, Ivan and Kelly Pena and their daughters who recently moved into 188 Preston Place.

Special Assessment . . .

\$200 due November 25, 2024 – Homeowners should have received a notice via USPS and an email from All-In-One Management for a \$200.00 Special Assessment due November 25th. The special assessment is for non-budgeted items that have occurred this calendar year. Below is a list of some of those expenses, but is not all inclusive: Re-sand the pool (\$1,975), pool door repair (\$367), pool gate repair (\$902), new pool pumps (\$4,620), new pool multi-port valve (\$450), pool gate battery backup (\$290), pool gate closer and latch repair (\$625), newly discovered water leak from water meter into clubhouse; a new water line (\$5650) new pool/lake signage (\$742), plumbing issues, tree(s) removed (\$2100), new dishwasher (\$800), sprinkler repairs (\$1000).

Upcoming Events . . .

November 16 at 4:00 p.m. – Friends-giving Potluck - Bring your favorite dish.
January 25 at 10:00 a.m. – Annual Homeowners Meeting

New Website . . .

The Board of Directors felt that it was important to develop a webpage for our neighborhood to assist with providing information to our current homeowners and any potential new neighbors. And . . . for those of us that prefer not to have a Facebook account, this is a great way to access information. Please take a moment to visit the website at <https://wyndhamlakeshoa.com/>. A big thank you to Brandon Huber for making this possible. If you have suggestions or feedback, please email Brandon at Bhuber.WLHoa@gmail.com

As a side note, if you would like to view past newsletters or town hall presentations, visit the All-In-One Management website at <https://allinonemgmt.com/community/wyndham-lakes/>.

Committee Updates . . .

Community Engagement: A Ladies Pumpkin Paint-n-Sip was held on October 13th. The ladies had a great time and there might still be some pictures on our community Facebook page. Our first Trick or Treat Night Kickoff was held on October 31st. Thank you to the volunteers that made these events happen.

Recreation: The Board of Director's received approval from Cobb County Water System to treat the pond with an aquatic herbicide (EPA approved) to remove pond moss. Three bids were received for repair of the tennis courts. The clubhouse/pool reservation policy was updated and posted on All-In-One's website. A specific change is that a \$50.00 damage deposit is required; the area will be inspected after each usage and the damage deposit will be returned if there are no damages and the area has been properly cleaned. The Finance Committee has been reviewing all current contracts. The Pool Committee is working to create a pool opening/closing schedule in advance of the 2025 pool season. Please contact Pat Hughes if you are willing to open/close in 2025.

Board of Directors

Laurie Chastine, President
Brandon Huber, Vice-President
Dale Powell, Secretary
Bill Springer, Treasurer
BOD.WLHoa@gmail.com

All-In-One Management

678-363-6479
Vincent Costa
customerservice@allinonemgmt.com

Architectural Committee

Chairperson, Laurie Chastine
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 (678-938-1423)
Phughes4@bellsouth.net

NEIGHBORHOOD NEWS

Veterans Day . . .

To our active and former US service members, thank you for your service, for your sacrifices, and your honorable service to our country.

Violations . . .

Courtesy violation letters and warning letters sent to homeowners were a main topic of discussion during the September town hall meeting. If you received a letter regarding weeds or lack of grass, you may ignore it until Spring. Most violations are landscaping related. There seems to be confusion about “natural areas”. Natural areas are not allowed in front lawns or side lawns of corner homes. Native plants are allowed in front yards; however, they must look tidy and manicured. Most homes should have only grass or beds around plant/tree areas that contain mulch or pine straw. Rear yards may have natural areas, the ACC Standards state that rear yards only can be in a “manicured natural state which is aesthetically pleasing and eliminates the possibility of erosion. If left in a natural state, the resident must ensure that the area is properly maintained to prevent the natural area from becoming objectionable to adjoining property owners.”

Cobb County Burning Ban Lifted . . .

Open burning is allowed October 1 – April 30 of each year. During this time, you may burn limited yard debris such as leaves, pine straw, and small limbs from growth on your property. The following restrictions apply: (1) Burning is allowed between the hours of 10:00 a.m. and one hour before sunset. Yard waste fires must be completely extinguished one hour prior to sunset. (2) No burning is allowed on windy days (10 mph or higher) or on days when the atmospheric conditions would cause the smoke to remain low to the ground. (3) Burning in a barrel is prohibited. (4) Burning of garbage is prohibited. To view full details, please visit <https://www.cobbcounty.org/fire/fire-marshall/outdoor-burning>

Board of Director’s Meeting News . . .

The Board of Director’s is currently working to create a realistic budget for 2025. The budget will include recurring expenses such as annual contracts for grounds maintenance, pool management, community management, pest control, insurance coverage, legal retainer. The BOD has been informed that some of these vendors will increase their fees. Budgeting for miscellaneous maintenance items, postage, legal fees, etc., and budgeting for future capital expenditures such as pool resurfacing, pool cover, clubhouse furniture, pool furniture, clubhouse windows, tennis court repair, clubhouse exterior repairs, clubhouse hvac. At the time of this writing, the Board of Director’s has developed three options to present to homeowners at the January meeting. It is their intent to let the homeowners select which funding method they prefer. In addition to preparing a budget, they are working with an investigator from the GCEO for two complaints that have been filed against the Homeowners Association. The BOD meets almost weekly to make the best and most informed decisions possible to protect our neighborhood and protect our home values.

ACC Actions for August and September:

Requests Approved – 4
Requests Declined – 2

Homeowner Clubhouse Bookings

July – 5
August – 6
September – 3

Pool Entries

April – 14
May – 118
June – 141
August – 148
September – 50

Happening Within a 5-mile Radius of the Neighborhood

11/12 Toddler Storytime - LIB
11/12 Organize with Google Drive -SS
11/15 Connect with Social Media - SS
11/22 Driver Safety Class - SS
11/22 Welcome to West Cobb - SS
11/25 Thanksgiving Camp- PR

West Cobb Regional Library
West Cobb Senior Center
Ward Recreation Center

Community Workdays

Thank you to the men and women that assisted with installing a drain at the pool to assist with drainage.

Thank you to the men that installed new shrubbery in front of the clubhouse.

Possible Workdays
Clean creek bank
Clean front entrance water drain



Happy
Thanksgiving!