



Wyndham Lakes Subdivision Neighborhood News

NOVEMBER/DECEMBER 2024

2024: A Year in Review

HOA Meetings (February 3, May 11)

Town Hall Meetings (June 23, September 22)

New Property Manager appointed by All-In-One.

All-In-One Community Inspections – Restarted in July

Special Assessment Applied
\$200.00 applied in November 2024

GCEO Complaints – Board continuing to meet with agents from the State of Georgia for interviews.

Fence between Wyndham Woods and Wyndham Lakes subdivisions determined to be the property of Wyndham Woods homeowners.

New Committees Formed

Community Engagement, Recreation, Finance. The ACC Committee is an established committee per the community covenants.

Architectural Control Committee

- ACC Requests Received – 57
- ACC Requests Approved – 43
- ACC Requests Declined – 10
- ACC Requests Withdrawn – 4

Community Engagement

- April – Yard Sale
- March – Egg Hunt
- June – Cookout and Potluck Social
- July – Independence Day Parade
- July – Back to School Bash and Ice Cream Social
- October – Ladies Paint and Sip
- October – Trick or Treat Night Kickoff
- November – Friendsgiving Potluck - Cancelled
- Graduation Banner (Funded by annual budget)
- Wyndham Lakes Facebook Page created.
- Wyndham Lakes Web Page created.
- Community Newsletters – 5 editions printed in 2024.

Finance Committee

- Reviewed All-In-One Contract, SPLASH Contract, Grass King Landscape Mgmt Contract

Homes Sold

3 homes in Wyndham Lakes sold in 2024.

Recreation Committee

- Clubhouse Bookings – 31 (does not include Board Meetings, Committee Meetings, Town Hall Meetings)
- Pool Open/Close sign-up created.
- Pool Open/Close checklist created.
- Meetings with Intertek/PSI
- Lake quality evaluation performed by independent biologist.
- Flowers planted at front entrance and pool. (Funded by annual budget)
- Tennis court repair bids received from three tennis construction companies.

Repairs/Replacements

- Dishwasher replaced.
- Fire extinguishers mounted.
- ACC Approved Project signage purchased.
- 2 Pool pumps replaced.
- Pool resanded
- Pool pump door repaired.
- Pool multi-port valve replaced.
- Pool gate closer and latch repaired.
- Pool gate battery backup purchased.
- Pool gate repair
- Re-keyed pool bathroom and pump room doors
- Water leak from water meter into clubhouse replaced.
- New pool rules signage
- Dead trees removed.
- Front entrance sprinkler system repaired.
- LIT technician adjusted cameras.
- Plumbing issues in men's pool restroom repaired.

Community Workdays

Pressure washed playground and replaced playground mulch, new drainage was installed outside the pool area beside the women's restroom, new shrubbery was installed in front of the clubhouse.

Wyndham Lakes Subdivision Policy Changes:

\$50.00 deposit required for booking the clubhouse/pool – Deposit returned after event if damages are not incurred. Residents may have alcohol in non-glass containers on the pool deck area. Residents may not drink while in the pool.

NEIGHBORHOOD NEWS



Open Board Meeting – Tuesday, January 21, 7:00 p.m. – 8:00 p.m.

Purpose of Meeting: Answer questions regarding the 2025 budget options being proposed.

In preparation for Tuesday's meeting, the Board of Directors is sharing pertinent information regarding the tennis courts.

Tennis Court Update:

- Multiple engineers have looked at the tennis courts and drainage and all have agreed that drainage at the bottom of the hill and behind the tennis courts is no longer working and that repairing the drainage should fix the water issues. This drainage has not been replaced to our knowledge in 35 years.
- There is no evidence of the dam leaching water – even if it was, properly installed drainage should solve the problem.
- Cobb County has made it clear they will not maintain or take responsibility for a dam they did not build.
- Removing the tennis courts is not a cheap or viable option.
 - The land around the courts is considered a wildlife habitat, removal of the courts involves erosion issues, and disposal of the courts involves EPA issues (made of petroleum).
 - We cannot do anything that would cause erosion into the stormwater areas.
 - The area is inaccessible to large excavating equipment and dump trucks .
 - A tertiary plan (\$4-6k) and a soil and water study (\$17-20k) must be done before pulling Cobb County Permits to demo the courts. Cobb County will control how things are done and if we get the permit. Licensed contractors must be used.
 - Removing the tennis courts requires significant expenditure – removal, waste fees, grading, re-landscaping, and the replacement of drainage was estimated at \$60k in 2020.
- The current plan involves:
 - Using a company that guarantees the courts for 5 years.
 - Installing drainage and a 6"x14"curb around the courts.
 - Installing 4" of GAB (crusher run), then asphalt, then court material.
 - Painting lines for pickleball and tennis courts.

Wyndham Lakes 2025 Annual Meeting – January 25th

10:00 a.m. at Community Clubhouse



There will be three budgets proposed to address needed repairs and upkeep to the amenities. The budgets will feature different timelines and options to be discussed and voted on. The tennis courts need to be repaired as they continue to decline – with growing cracks that make it essentially unusable. The tennis courts are an important amenity based on their condition and appearance. There will be an election for the open board seat to replace Dale Powell whose term is expiring. You can nominate a homeowner, or one can be nominated at the meeting. If you are unable to attend the meeting, please sign a proxy and either email to AIO by Thursday January 23 or give to your designated homeowner or so that your vote will still count. There will be additional topics presented for discussion regarding 2025 planned initiatives and events, including the topic of violations. Ride-throughs by All in One were paused for December and January, until after the annual meeting and an open discussion on that topic. One related topic to violations will be providing some examples of screen enclosures and alternate options to block trash cans from view to satisfy the Covenant requirements.

Board of Directors

Laurie Chastine, President

Brandon Huber, Vice-President

Dale Powell, Secretary

Bill Spring, Treasurer

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