

Wyndham Lakes Subdivision

NEIGHBORHOOD NEWS

Board of Directors Meeting News – Continued

statements from prior years to share with homeowners on a public site. (The site has not been determined at this time.) In addition, AIO gave notice that a new property manager will be assigned to Wyndham Lakes Subdivision. The BOD met with the ACC and Community Engagement Committees separately on May 28, and the Finance and Recreation Committees on June 4th. Upcoming meetings scheduled: June 11 (All-In-One new Property Manager), June 23 (Town Hall and Cookout).

Action Items Old/New: Pool Flaps, Broken Window, Men's Urinal, Pump Room Door, Drainage Issue outside of Women's Restroom, Shrubbery/Landscaping in front of Clubhouse

Upcoming Neighborhood Events . . .

June 23, 2:30 p.m., Wyndham Lakes Clubhouse and Pool – Town Hall Meeting followed by a pool party and cookout. Hot dogs, hamburgers, Elk, buns, condiments, paper products provided by the Board and Bill Springer. Please bring a side dish, cooler with ice, or can drinks. Be on the lookout for a flyer with more details. Please rsvp to WL.Hoa.Message@gmail.com (include how many are attending, and the side dish you are bringing). Hoping for a large turn-out, so you might want to pack your camp chairs, blankets, or towels for seating. Looking forward to some friendly neighborhood corn hole competition!!!

July 4, 11:00 a.m., Wyndham Lakes Clubhouse – Join in on our annual July 4th Children's Parade. Let your children dress up their electric cars, tricycles, bicycles, or parent's dress up your golf carts, gators, or rangers with you best red, white, and blue and circle the neighborhood celebrating Independence Day.

July 28, 2:00 p.m. – Back to School Party, Wyndham Lakes Clubhouse – Ice Cream Social for the Entire Family – More info to come!

News from the Committees

ACC – Signage will be provided to homeowners to place in their yard for approved ACC projects. Once a project has been completed, the sign will be removed. ACC guidelines have been updated. Reminder, please visit the All-In-One website at <https://allinonemgmt.com>, select "Community" and scroll down to Wyndham Lakes, then click on Modification Documents to submit your request. Not including all requested information will slow down the approval process. Average approval time currently 16 days from project submission.

Community Engagement – A new community Facebook page is in the works. You will be provided via email, information on how to access the new page. Please note that the new Facebook page will be the official Facebook page for the subdivision and sanctioned by the Wyndham Lakes BOD. Newsletters will continue either monthly or bi-monthly. The committee discussed creating a "Welcome to the Neighborhood" package for new homeowners, a community web page, new social event opportunities, and creating a neighborhood directory.

Finance Committee – The Finance Committee has been charged with reviewing current contracts and to assist the Treasurer in any way needed.

Recreation Committee – The Recreation Committee includes all amenities: pool, tennis courts, clubhouse, lake, and landscaping for common areas. WE NEED YOU!! Help keep the pool safe by volunteering to either open or close the pool (Sunday – Saturday). You will receive an email link to go to the Signup Genius page or feel free to contact Pat Hughes to volunteer. The committee is reviewing the current Wyndham Lakes Pool Rules. Once all rules have been established a new sign will be posted at the pool. The Committee, along with the BOD has determined that individuals requesting to host a Pool Party or Clubhouse event will be asked to submit a \$50.00 damage deposit for their event. Upon completion of the event, if no damage is incurred, the deposit will be returned. Tennis/Pickleball sub-committee – A new quote was received from Intertek-PSI for engineering services. The BOD will meet with a new construction project manager to receive a second opinion. If necessary, the project may be re-bid to additional firms. **NOTE:** Pat Hughes is the new contact to reserve the clubhouse.



Board of Directors

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

All-In-One Management

678-363-6479
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

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NEIGHBORHOOD NEWS

May - June 2024

Congratulations Graduates!

Harrison High School – Ethan Burrell and Matias Gonzalez
Marietta High School – Trinity Enos
Kennesaw State University – Jackson Chastine

Wyndham Lakes Homeowners Special Meeting Notes

A Special Meeting of the Wyndham Lakes Homeowners was held on Saturday, May 11, 2024, at 10:00 a.m. in the Community Clubhouse. The meeting was Called to Order at 10:00 a.m. by Nick Desenberg (All-In-One Management Company). Mr. Desenberg informed those present that a petition signed by 2/3 of the homeowners had been presented to All-In-One requesting to remove all seated Board of Directors. All seated Board of Directors resigned from their positions prior to the May 11th meeting. The purpose of the Special Called Meeting was to elect three new Board of Directors. Mr. Desenberg explained that each post would be voted on separately. The elections were held utilizing a secret ballot overseen and tabulated by Andrew Bunker (All-In-One Management Company). Results of the Vote:
Post 1 – Dale Powell (2024) Post 2 – Laurie Chastine (2024 – 2025)
Post 3 – Brandon Huber (2024 – 2026)

Board of Directors Meeting News

The newly elected Board of Director's have been busy meeting with individual committee's and All-In-One trying to get up to date on the business of the community. Their first meeting was held on May 13 where they voted on positions and started sketching out an action plan. In addition, they appointed Laurie Painter to serve on the Board as the Treasurer. (This is a non-voting Board position). Their second meeting was held on May 21 and included Nick Desenberg (AIO). The Board of Director's requested that AIO provide minutes and financial (continued on page 2)

Welcome to the Neighborhood . . .

You may see some new families walking through the neighborhood, see some new faces at the pool, or see someone that you don't recognize at one of our upcoming social events. We have had several families move in between 2023-24. Please take a moment to introduce yourself and welcome them to the neighborhood:
152 Stanbrough Drive – Rebecca Strider and Brett Kolbas
166 Stanbrough Drive – Jonathan and Anna Kate Gill
171 Stanbrough Drive – Kenneth and Ashley Johnson
174 Stanbrough Drive – Stephen and Amy Fuller
6415 Stanbrough Lane – Robert and Yarelis Higgins
6416 Stanbrough Lane – Joe and Krystle Jackson
6317 Wyndham Lakes Drive – Harold Wilkins

Thank You . . . Thank you to Susan Reilly for providing the flowers for the front entrance and pool area and the manual labor provided by herself and Dale Powell. We appreciate your efforts to beautify our subdivision!!