

April 1, 2019

Letter from the President

Dear Friends and Neighbors,

Please feel free to reach out with any questions or concerns to ***WyndhamSouthHOA@gmail.com***.

- **Annual Dues & Assessments:** Thank you to everyone who has paid their 2019 dues and assessments. As stated at the meeting and in the letters, we began 2019 with a clean slate and genuine hope and belief that everyone would fulfill their responsibility and live up to their agreement to pay their HOA dues. This is why the 2019 dues were based on total expenses divided by the number of house with almost no wiggle room. As of this writing, we have over 70 houses who have paid their 2019 dues. As of April 2nd, all accounts with unpaid HOA dues and not utilizing the payment plan option have been assessed a \$50 late fee. As of May 2nd, liens and accompanying lien fees will be applied to households with unpaid HOA dues and not utilizing the payment plan option. Additionally these accounts will incur an 18% interest fee per annum as per the covenants. Homeowner's failure to meet their individual obligation has wide sweeping consequence for the neighborhood including having to increase dues for 2020 which none of us, especially me, want. If you have not yet paid, please do so either by mail or on the neighborhood website at ***WyndhamSouthHOA.com***.
- **Open House Open Books:** Having received hardly any emails with questions, the Board and Officers will be available May 2nd 5:30-7PM as well as May 5th 3-5PM at the pool for any questions you would like answered in person.
- **Pool:** The pool opened March 16th and is open daily 9am-9pm. Access by key card is limited to only households current on dues and assessments. Key cards can be acquired by sending an email to ***WyndhamSouthHOA@gmail.com***. At this time the loss of water the first week appears to have been the result of a stuck valve. We immediately coordinated with our pool vendor and undertook daily a multistep process that included a number of checks and tests throughout the week to isolate each potential issue. At this time everything now appears to be in working

order. It is important to note that this is a mechanical system and will from time to time have issues as all mechanical things do.

- **Storm Drains:** The open storm drain on Stillwood and the missing manhole cover on McKinley were brought to our attention and quickly addressed thanks to the quick response of Opelika Utilities.
- **Street Lamps:** The four burned out street lamps through the neighborhood have been fixed with brighter LED bulbs and will eventually all be changed over as the old bulbs burn out. An additional street lamp which was requested last year is being added near 506/507 McKinley as part of the entrance lighting project.
- **Wooden Posts:** We have removed unused wooden posts around the entrance to help clean up the overall appearance when entering the neighborhood.
- **Entrance Cameras:** We have met with security companies and consultants regarding options for additional cameras to monitor the entrance. At this time the options presented are not financially viable. Instead we have fabricated a bracket to allow the camera mounted on the pool house to be redirected toward the entrance. While we have been informed that this camera has a low probability of capturing useable footage at night, it is the most cost effective option at this time.
- **Landscaping:** Tiger Town Lawn Maintenance is working through the process of restoring the front entrance. This will be a process though it has been moving along nicely. Once it is brought back to standard it will be much easier and faster to keep it in shape in the future, especially with annual contracts in place.

Additionally, they are offering to provide individual neighbors with the following services:

- Cutting, trimming, edging, blowing services for \$35 per lot per scheduled visit if 5-50% of homes contract for annual service
- Cutting, trimming, edging, blowing services for \$30 per lot per scheduled visit if 50-75% of homes contract for annual service
- Cutting, trimming, edging, blowing services for \$25 per lot per scheduled visit if 75-100% of homes contract for annual service
- Aerating at a predetermined date - \$60

Homeowners interested in scheduling a consultation or contract can call Tiger Town Lawn Maintenance at 334-745-5296.

- **Questions/Concerns:** Please feel free to reach out with any questions or concerns to WyndhamSouthHOA@gmail.com or via our website at WyndhamSouthHOA.com.

Thank you again,
Chris Dorsey, President
Wyndham South Board of Directors