

January 1, 2019

Letter from the President

Dear Friends and Neighbors,

Happy New Year! Hope everyone one had a fantastic holiday. We are fast approaching our Annual Meeting with a number of items to go over. All information regarding the meeting will be available at WyndhamSouthHOA.com. **Any questions should be directed to WyndhamSouthHOA@gmail.com prior to January 23rd.**

- **Annual Meeting:** Our Annual Association meeting to approve the 2019 budget, vote for officers, covenant updates, project approvals, etc. will take place January 31st at 7pm at:

Trinity United Methodist Church - Sanctuary
800 2nd Ave
Opelika, AL 36801

We will keep the meeting brief and will follow the agenda. We will need a vote from each household on the issues at hand either in person or via proxy. Please RSVP to WyndhamSouthHOA@gmail.com by January 23rd with your address if you plan to attend so we may plan accordingly. *****We need a vote from every household*****

- **Proxy:** If you are unable to attend the meeting, please complete and return the proxy form available at WyndhamSouthHOA.com. Proxy forms should be returned via email, mailed to the PO Box, or dropped off to 3017 Stillwood by January 23. *****We need a vote from every household*****
- **Facebook:** The neighborhood currently has two new Facebook pages which we are working to consolidate. The new page will be designed to be a positive benefit to the neighborhood as a forum to notify each other of neighborhood happenings, lost pets, school fundraisers, etc. It is meant to be a positive asset to the members and enhance the neighborhood experience.

Voting Issues

- **Covenants:** The proposed updates to the Covenants will be available at WyndhamSouthHOA.com. I know they are long and painful to read. Section 4-6 are the most important from a day-to-day perspective. At this time we are proposing the following three options:
 1. Change the HOA governing documents to only regulate/manage the pool and entrance area leaving owners to manage home improvements/standards independently as they have since they moved in.
 2. A modified and shortened version (deleted 15 pages) which is more representative of the current neighborhood but still maintains the ARC and Standards Committee oversight. Homeowners not in compliance will begin receiving notice and/or fines from the committee.
 3. Leave the current covenants in place that were designed for a different neighborhood. It will be hard for homeowners to be in compliance with this version but they will also begin receiving notice and/or fines from the committee.

None of the options above will have an impact on HOA dues or budget. This requires a vote from each household. Suggestions or questions should be directed to WyndhamSouthHOA@gmail.com in advance of the meeting.

- **Budget:** The 2018 financials and proposed budget for 2019 will be available at WyndhamSouthHOA.com. With this being the first year the neighborhood has had control of the Association funds, we are using this year as a baseline for future budgets. The landscaping and pool are two of our largest expenses and largest assets. This budget is created under the assumption that all houses in the neighborhood pay equally and the same level of care is continued as was set this year.
- **Lighting Assessment:** The special assessment of \$104/household toward the proposed entrance lighting project is to create the best visual impact and elevate the appearance and visibility of the neighborhood. The proposed project will light the entry columns, the center island, the maples along the side of entrance drive, and some of the magnolias along Gateway and the

entrance. This would provide for a dramatically more visible and beautiful entrance compared with other nearby neighborhoods.

- **Speed Bumps:** We are gauging the desire of the neighborhood as a whole to install speed bumps on Stillwood and McKinley. Installation of said devices would result in a special assessment of \$3,000-\$5,000 for the neighborhood and would be subject to final approval by the City of Opelika.
- **Pool Assessment:** The pool committee is requesting a special assessment of \$30/household to replace the broken and mismatched pool furniture and for general improvements to the pool area.
- **Questions at Meeting:** Any member with questions they would like discussed at the meeting should have them submitted in advance by January 23rd using the form available at WyndhamSouthHOA.com.
- **Officers/Committee Members:** If you are interested in being an officer, board member, or on a committee, you must email WyndhamSouthHOA@gmail.com prior to January 23rd to have your name added to the ballot. Association members may participate in one committee at a time.

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