WYNBROOKE HOA

Welcome to the August 2026 HOA Newsletter

Dear Homeowners,

"August is the golden hour of the year — let's make the most of its light together."

Community Updates

- **The landscape chair requests raw eggshells (not hard boiled) and soil from old potted plants for soil replenishment. Please drop off donations in the containers by the garage at 408 Warrington Way.**
- **Pool: The pool is open 24 hours, but quiet hours remain in effect. As a reminder, glass is not allowed in the pool area, and children under 14 must be accompanied by an adult.**
- **Pool chair repairs are underway: four have been completed, and four more are needed. Anyone interested in sponsoring one or more repairs can expect an average cost of $75 per chair. Donations are also greatly Community-wide cookout: Labor Day Weekend TBD appreciated.**
- **Maintenance: If you have a work order, please report it on the FSR portal to be addressed ASAP.**
- **We are close to resolving the window screen issues and hope to have an update this month.**
- **Drain issues have been resolved, including asphalt replacement around the drains.**
- **Sidewalk concrete repair work will begin in the coming weeks.**

Upcoming Event

- **Town Hall Meeting: August 9 at 5 p.m. by the pool, featuring valuable information and community updates.**
- **Board Meeting: There will be no open Board meeting this month.**
- **Community-wide cookout: Labor Day Weekend TBD**
- **Tom's Coffee Truck will be at the pool on Aug 9 from 11-1.**
- **Stella's Ice Cream Truck will be at the pool Aug 29 from 2-4.**
- **Community clean up weekend coming in September more detail to come.**
- **The community committees are still looking for volunteers. Any help is appreciated even if you are part-time. Not all are labor intensive. Contact a Board member to join and help improve our community.**

Reminders

- **HOA dues $450 are due on the 1st; payment must post to the FSR bank by the 15th to avoid late fees. Account balances must be kept current to avoid fees during appeals..**
- **Please join the Wynbrooke HOA official group for Facebook. To join, be sure to answer the required questions. The group is open to all residents and renters.**
- **Please ensure service workers park on the asphalt and not on the grass while working on your property.**
- **Store trash bins in the garage, behind your unit, or—if approved in writing—inside a side enclosure not visible from the street.**
- **When parking, please do not block or cross sidewalks, and be sure to park between the lines.**
- **To avoid interfering with landscape maintenance, please keep solar lights out of the grass.**

See page 2 for valuable information in our new section, "Did You Know."

Thanks to Dan Parent for the research and writing.

Sincerely, Your HOA Board

DID

Did You Know...

A Wynbrooke community reminder

GOOD NEIGHBORS



WHY DOG CONTROL IS IN OUR CCRs

Article IX, Section Nine: Control of Dogs

The purpose behind the rule

Section Nine creates one clear, shared standard for responsible dog ownership. It helps prevent roaming dogs, unwanted encounters, property damage, and unsanitary common areas. The section supports the broader purpose of Wynbrooke's CCRs: preventing nuisances while protecting the community's appearance, amenities, and property values.

Pet-friendly + considerate + community-minded

WHAT IT REQUIRES

AT HOME
Keep your dog on your own premises.

OUT AND ABOUT
A competent person must accompany the dog. Use a chain, leash, or other adequate physical control.

CLEAN UP
Promptly remove your dog's waste and dispose of it in your own trash container.

✓

Responsible pet care is more than a courtesy - it is part of being a considerate Wynbrooke neighbor.

Source: Wynbrooke Declaration of Covenants, Conditions and Restrictions, Article IX, Section Nine.

WYNBROOKE HOA COMMITTEES

Nominating: Seek and confirm candidates for Board positions. **(Full)**

ARC: Review ARC requests and make recommendations to the Board. **(Full)**

Financial: Assist the Treasurer with budgeting and planning

Insurance: Investigate savings and issues and make recommendations to the Board.

Governing Documents: Review and recommend amendments.

Landscape: Look for and help improve the landscape within the community, assist neighbors that are in need, keep both entrance islands beautiful and make recommendations to the Board.

Sunshine: Welcome new neighbors, help find assistance for those who have health problems or mobility problems also, deliver condolences on behalf of the community.

Social: Plan, schedule and execute community functions with Board approval.

Pool: Inspect pool area and furniture. Prepare pool area for opening and closing along with prep for upcoming storms. Make recommendations to the Board.

Infrastructure: Inspect common areas, roads and sidewalks for issues and report them to the Board.

Block Captains: Work as a liaison between neighbors and the Board.

Decorating: Plan and decorate for holidays and special events.