

Date: November 1, 2020

WHOA Accomplishments/Improvements

(These were done in coordination with the Transitional Advisory Committee (TAC) and the Developer)

Established a WHOA PO Box and email as follows. Address: PO Box 6678, Warner Robins, GA 31095.
Email: whoahouston@gmail.com.

Established and populated a WHOA Website: www.whoahouston.com

- Source for covenants/amendments and plats
- Provides for online payments of annual assessments
- Contains Home Improvement Request form for online submission of homeowners' requests for improvements
- Contains a list of Frequently Asked Questions (FAQs) to address common issues/concerns
- Contains a Closing Review Form to document current home ownership
- Provides for online messaging to the WHOA, an expeditious alternative to mail
- Source for updates to homeowners (i.e., playground/parks)

The developer completed the Warner Robins Woodlands park. The TAC worked with developer to post signage and provide routine cleaning/landscaping services and identify volunteer homeowners to serve as Park Monitors (check the parks at some frequency to determine if trash needs to be picked up, bathrooms require cleaning, etc.).

The developer commenced construction of the Perry Woodlands park which will tentatively be completed by year's end and the TAC is working with the developer to address signage and cleaning/landscaping services and has identified volunteer homeowners to serve as Park Monitors.

The TAC worked with developer and landscaper resulting in the award of three new landscaping contracts through August 31, 2021. The contracts are for three of the common areas: Woodlands Entrance Old Perry, Woodlands Entrance Hwy 127, Woodlands Entrance Woodard Road.

The TAC worked to identify volunteer homeowners designated as landscape monitors, one for the Perry side and one for the Warner Robins side (to oversee all common areas of the WHOA).

Posted/installed "No Trespassing" signs for the detention ponds.

Completed fencing, to include a gate (for City of Perry use), for the Rolling Acres detention pond (Perry Woodlands).

The TAC worked with the developer to accomplish, at his expense, a one-time mowing at the Old Perry Road entrance south of the brick wall and the detention pond to include spraying for weeds along the fence line, weed eating along the fence line and around the detention pond with trash and debris cleaned up.

The TAC worked with the developer to accomplish, at his expense, a one-time weed eating around the Rolling Acres detention pond.

Accomplished a one-time tree trimming along Woodlands Blvd (from Hwy 127) and installation of mulch at the four way stop entrance (Woodlands Blvd and Grandview Ave).

Accomplished a one-time weed eating of the area adjacent the deceleration lane on Woodard Road (Woodlands entrance).

Accomplished repair/staining of the Woodlands Old Perry Road entrance picket fence (across from Veteran's High School) that sustained damage in two sections from an automobile accident.

The TAC worked with the developer to accomplish, at his expense, a walkway (sidewalk extension) from the Warner Robins Woodlands at Southern Woods Trail out to Old Perry Road directly across from Veteran's High School.

Distributed an informational letter to homeowners to address the WHOA website, mail and email address, the Closing Review Form and make known the posting of a list of Frequently Asked Questions (FAQs) on the website, etc.

Assigned a team of homeowners to respond to WHOA emails.

Established auto drafts to facilitate WHOA payment of expenses (i.e., water, gas, electric and landscaping) through a web-based accounts payable program with designation of two homeowners, in concert with the developer, to approve expenses/payments.

Accomplished and posted the 2021 budget on the WHOA website.

Established reserve/contingency funds to cover: over and above activities for common area maintenance (i.e., pavilion/playground equipment maintenance), storm water system maintenance/dredging and legal services.

Posted a Transitional Advisory Committee (TAC) letter to the WHOA website. The letter communicates, among other things, that the TAC has been functioning since May 2020 and outlines accomplishments to date.

Future

Develop an Architectural Control Committee (ACC) checklist for use by TAC members/homeowners and post to the website.

Post parks rules and regulations to the website.

Complete fencing on the detention pond in the Warner Robins Woodlands (on the backside, E Bob White Rd), at the developer's expense.

Re-mulch all beds and tree rings twice yearly, once in the spring and once in the fall.

Install seasonal color twice yearly, once in the spring and once in the fall.

Accomplish a general spring clean-up of common areas to remove debris accumulated over winter.

With turnover of the WHOA to the homeowners, establish a board of directors and garner the necessary insurance for the WHOA.