



WHOA Houston, Inc.

The Woodlands & Sanford Place



SPECIAL ITEMS OF INTEREST

The WHOA website, www.whoahouston.com, is the single source of information for the homeowners and is the primary means of communication between homeowners and the WHOA. Among other things, homeowners can pay annual assessments online, send a message (i.e., concerns or questions), submit a *Home Improvement Request Form* and *Covenant Violation Form*, download *Covenants* and view a list of *Frequently Asked Questions (FAQs)*.

Woodlands homeowners acknowledge the existence of the protective covenants as part of the documents signed during the property closing and are on notice to the provisions of said covenants. The covenants define the general provisions, architectural control process, duty of maintenance and assessments and outlines the responsibilities within for homeowners. The covenants can be viewed/downloaded from the WHOA website at, www.whoahouston.com.

The WHOA does not have a physical office, staff or phone number. Communication with the WHOA is accomplished through the website, by email or mail to ensure all correspondence is documented.

The WHOA is not, at this time, a social organization, does not initiate community events/activities, and does not monitor or have any affiliation with Facebook, to include any Facebook pages that address the Woodlands, or any other social media.

DID YOU KNOW

- Since May of 2020, Woodlands homeowners, who were solicited by the developer, following recommendations from the builders and other homeowners, have been meeting monthly with the developer, assisting in the administration of the WHOA. These homeowners, nine as of this newsletter, represent both the Perry and Warner Robins communities and serve voluntarily without compensation and, as a group, have been designated the Transitional Advisory Committee (TAC). The TAC is a legal entity and, subject to WHOA Bylaws, has been given authority to, among other things, establish procedures for billing and collection of assessments, to oversee the maintenance and repair of common areas including the coordination of contract services for such activities, to manage common expenses and establish an annual budget. The TAC also provides oversight of the WHOA website. The TAC is an interim body that shall be terminated once the WHOA is turned over to the homeowners from the developer and a Board of Directors elected.
- Annual assessments are due December 1, 2021 and can be paid online at, www.whoahouston.com. Annual assessments can also be paid by mail: WHOA Houston, Inc., P.O. Box 6678, Warner Robins, GA 31095. Failure to pay annual assessments by the due date will result in a lien being placed on the property and delinquent charges being applied to the original assessment.
- The WHOA has been in discussions with the City of Perry to address speeding, particularly on Woodlands Blvd. The developer has received approval from the City of Perry for installation of a 4-way stop at Woodlands Blvd and Hollow Wood Way and a 3-way stop at Woodlands Blvd and Whistlewood Bend. Stop signs are on order. In addition to the stop signs, the developer is paying for installation of two "Children at Play" signs which will also contain a posted speed limit of 25 mph. These will be placed on either side Woodlands Blvd set back a distance from the stop signs.
- There have been a number of instances of people turning into the outgoing side of the Woodlands entrance off Hwy 127. Discussions with the City of Perry are ongoing to see what options exist to address this issue.
- Christmas decorations and their installation/removal at the entrances to the Woodlands (and storage) are paid for by annual assessments.
- The Woodlands community is comprised of Sanford Place, the Woodlands in Perry and the Woodlands in Warner Robins (which will eventually be connected). All three of these communities make up the Woodlands Homeowners Association.
- As of the publishing of this newsletter, the Woodlands consist of over 416 homes with a projected 70 additional homes to be added over 2022.

ACCOMPLISHMENTS/IMPROVEMENTS

- The park and playground at Woodlands Blvd and Hollow Wood Way was completed and is now open. One slide with an imperfection was recently replaced. Automatic door closures have been installed on the bathroom doors at this location as well as the park at Misty Leaf Path. Self-closing faucets pending installation in the bathrooms at both parks.
- Repair of the fence that bounds Woodlands Blvd from Hwy 127 to Grand View Ave to include the split rail fence at the entrance have been completed.
- The doors at both guard shack (Hwy 127 entrance and Old Perry Road entrance) have been re-stained and the Woodlands lettering on the sign at the Hwy 127 entrance was repaired and repainted. The center island of the Hwy 127 entrance was re-mulched with pine straw and seasonal color (flowers) added.
- The Woodard Road entrance to the Woodlands was re-mulched with pine straw and the fence there was stained.
- Ground cover beds along the brick wall adjacent Old Perry Road were re-mulched with pine straw.
- Bark mulch was applied to the six trees, three on either side of Grand View Ave before entering Sanford place.
- Lights at both the Woodard Road entrance and Hwy 127 entrance to the Woodlands were repaired following notification of their outage.
- A second water meter was installed at the Perry park and playground for the sprinkler/irrigation system so as to avoid being charged for sewer that would otherwise occur if only one meter served the park.
- A general information letter was sent to all homeowners in an attempt to address a number of concerns/questions heard from homeowners, identify approved WHOA contact methods, and make clear that the WHOA does not participate in/respond to social media.
- Woodlands landscaping contracts were awarded through August 2022 following submission of proposals to five different commercial providers.
- An Architectural Control Committee (ACC) checklist has been developed and posted to the WHOA website to aid homeowners in preparing for approvals of new construction/outbuildings.
- A covenant violation form for homeowners to identify covenant violations or express complaints/concerns, has been developed and posted on the WHOA website.

ACCOMPLISHMENTS/IMPROVEMENTS (CONT)

- Website updates have been accomplished to include aerial images and a spreadsheet to assist homeowners in identifying applicable covenants, plats and annual assessment amounts. Additionally, solar panel guidelines are posted there as well.
- The 2022 WHOA proposed budget is now posted on the WHOA website.

HOMEOWNER AWARENESS

- Signs, barrels, and blockages have been placed at the end of streets in order to keep people safe and prevent them from driving into an ongoing construction site. ATVs, golf-carts and vehicles should not be driven on the undeveloped, private property. Please stay on public roads for your safety and to avoid trespassing charges.
- The park and playgrounds close at dusk. We are asking for all homeowners to be watchful for suspicious behavior and individuals hanging around the park and playground after closing.
- Homeowners are encouraged to report any crime or suspicious activity they may see around the neighborhood, even if it seems like a small incident. This includes trespassing and/or 4-wheelers that are observed on the public roads. Homeowners should not engage/confront the individuals but take pictures/videos, if possible, and call 911 to report the infraction. Local law enforcement allocates their patrols based on the number of calls from an area. If potential crimes aren't being reported from the Woodlands, there's no reason for our neighborhood to be patrolled. To report crimes and/or vandalism call, the Warner Robins Police Department at 478-302-5378 or the Perry Police Department at (478) 988-2800 depending on your location or call 911.
- Litter is an ongoing issue particularly along Woodlands Blvd from the Hwy 127 entrance to the Woodlands. Littering is unlawful and should be reported when observed. In an effort to keep our community beautiful, homeowners may consider asking neighbors and or friends to join them, say once weekly, in cleaning up those areas where litter has accumulated. A large group of people walking around a neighborhood picking up trash raises awareness about littering. We recognize that we already have some homeowners that voluntarily pick up litter on their daily/weekly walks and want to thank them for their help in keeping our community clean.
- Pets seem to be an ongoing issue in the Woodlands. If a homeowner has an issue, please try to contact the pet's owner but, if this is not possible or the owner is a repeat offender contact Warner Robins Animal Control at (478) 929-7290 or Perry Animal Control at 478-988-2888 depending on where you live.
- Concrete flumes are located throughout the Woodlands. These flumes are part of the storm water drainage system. Nearly all storm water runoff discharges into detention ponds located throughout the Woodlands and is typically untreated. Storm water flowing over land can pick up contaminants such as pesticides, fertilizers, sediment, debris, oils, fuels, and coolants from cars. Homeowners are reminded that dumping pollutants into the flumes compounds the harm to wildlife and their habitats.



PENDING IMPROVEMENTS

- Installation of self-closing/motion activated faucets in the bathrooms at both parks and playgrounds and provision of a trash can by the City of Perry to the park at Woodlands Blvd and Hollow Wood Way.
- Re-mulch of the ground cover beds of the fenced entry on the north side of Grand View Ave.
- Re-mulch of the ground cover beds with pine straw from the Woodlands entrance of Hwy 127 to Grand View Ave.
- Re-mulch with pine straw the beds of the Woodlands playground on Misty Leaf.
- Re-mulch with bark, the Woodlands entrance off Old Perry Road.
- Stain the fence that bounds Woodlands Blvd from Hwy 127 to Grand View Ave.
- Stain the fences of both playgrounds.
- In-process, the WHOA and developer have submitted, to the City of Warner Robins, requests for installation of three lights each at both the Woodard Road entrance and Old Perry Road entrance so as to illuminate the acceleration/deceleration lanes, the entrances there and the bus stop at Woodard Road.

REFERENCE PHONE NUMBERS

Report speeding, parking complaints or neighborhood disturbances to the respective Police Department. For Warner Robins: 478-302-5378. For Perry: 478-988-2800. Or call 911.

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For problems regarding pets, contact the respective Animal Control. For Warner Robins: 478-929-7290. For Perry: 478-988-2888.

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Report street light outages to the respective Public Works Department: Warner Robins: 478-988-2732, Perry: 478-302-5543.

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### QUESTIONS/ SUGGESTIONS, COMMENT S/ CONCERNS

Have a question, suggestion, comment or concern? Email the WHOA: WHOAhouston@gmail.com or submit same on the WHOA website at: [www.whoahouston.com](http://www.whoahouston.com)

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Thank you! We appreciate your efforts in keeping the Woodlands such a beautiful place to call home.