



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, 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

- **Changes to the Woodlands Entrance.** The Department of Transportation will be connecting Talton Road and Woodlands Blvd. Slated to commence in the Fall of 2023, it is estimated this project will take in excess of two (2) years. It will be accomplished in two phases. Phase one is the entry to the Woodlands at Woodlands Blvd and Phase two will be Talton Road to Bear Branch Road. The project will shift the existing Talton Road to the west and Woodlands Blvd to the east such that both roads will be directly across from one another. Entry/exit and landscaping at the Woodlands entrance will be significantly impacted. Construction will stop just short of the existing arbor and gate shack, both of which are not presently slated to be affected.
- **Fall Festival.** The Woodlands Homeowners Association (WHOA) will be hosting a Fall Festival at the Woodlands park and playground at 300 Woodlands Blvd on October 7th from 12-4pm. For WHOA members only, there will be a bouncy castle and bouncy boat along with food vendors.
- **Elections.** The term for the current Board of Directors expires at the next Annual Meeting (December 2023). If you would like to volunteer/
- be considered as a potential member of the Board of the Association, please fill out the form on the WHOA website (whoahouston.com) on or before September 27, 2023.
- **Annual Assessments.** 2024 Assessments are due by December 1, 2023. A late fee will be added for all payments after December 5, 2023. Please submit your payment online or mail your payment to: WHOA Houston, Inc., 300 Woodlands Blvd, Kathleen, GA 31047. Please include your home address with your payment
- **Annual Meeting.** The next Annual WHOA Meeting is tentatively scheduled for December 4th at the Bates Community (Andrew Church) 2430 Highway 127, time to be determined.
- **Woodlands.** The Woodlands is one community and includes a portion of Sanford Place Subdivision. Homes are geographically located within the city of Perry and the city of Warner Robins. There is no Woodlands of Perry nor is there a Woodlands of Warner Robins, rather the Woodlands is one single community. As of the publishing of this newsletter, the Woodlands consists of over 600 homes.

ACCOMPLISHMENTS/IMPROVEMENTS

- Recently, sod was laid in the park and playground at Woodlands Blvd and Hollow Wood Way.
- Toddler swings were installed, one at each of the two Woodlands parks and playgrounds.
- Children at Play signs were installed at various places along Woodlands Blvd.
- A 3-year landscaping contract was awarded to Unique Landscape on September 1, 2022. Additionally, Unique provides Christmas Décor for all three of the Woodlands entrances.
- Upgrade to lighting was accomplished at Woodlands Blvd and Hollow Wood Way.
- Maintenance of common areas (pavilions, playgrounds, fencing, sprinkler systems, etc) is an ongoing process.

HOMEOWNER AWARENESS

- **2023 WHOA Assessments.** There are approximately 40 homes that still have not paid their assessments for 2023. Liens are in process of being filed on each property with an outstanding balance. If you have any questions, please send an email to whoahouston.com.
- **Covenant Violations.** The WHOA does not patrol the neighborhood looking for violations of the covenants. Woodlands homeowners are responsible for policing the community and reporting any observed violations to the WHOA. It is up to each
- lot homeowner to read and comply with the Covenants.
- **Speeding.** The WHOA has been in discussions with the City of Perry and Houston County to address speeding, particularly on Woodlands Blvd. Discussions revealed that speed bumps and other physical traffic calming devices are not allowed. If speeding is observed, call the police, do not notify the WHOA as the WHOA has no authority over the roads which belong to the city.

HOMEOWNER AWARENESS (CONT)

- **Lawns.** Homeowners are reminded that it is their responsibility to ensure lawns are well maintained and in a clean and attractive condition at all times. This includes lawn mowing, edging, tree and shrub pruning and keeping lawn and garden areas alive and free of weeds (as per the covenants).
- **Garbage/Bulk Trash (Refuse).** Homeowners are reminded that they are not authorized to place/store trash, garbage or other waste (refuse) on the road except for the designated day of pickup by the city. Refuse which is not picked up by the garbage service must be removed the same day. Homeowners can contact the city in which they reside to make arrangements for pickup or dispose of the refuse themselves. Either way, homeowners cannot place, then leave refuse on the street (as per the covenants).
- **Concrete Flumes.** Concrete flumes are located throughout the Woodlands and part of the storm water drainage system. Homeowners are responsible for their cleaning.
- **Park and Playgrounds.** 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.
- **Pets.** 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.
- **Litter.** Litter is an ongoing issue particularly along Woodlands Blvd from the Hwy 127 entrance to

the Woodlands. Littering is unlawful and should be reported to law enforcement 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.

- **Trespassing.** 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.
- **Crime or Suspicious Activity.** 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.

PENDING IMPROVEMENTS

- **Road Repair Long Leaf Trace.** The WHOA has been in discussions with Houston County and the city of Warner Robins since July 2022 regarding repairs to the entrance. The city has agreed to accomplish repairs, however; a timeframe as to when the repairs will be accomplished is not known.
- **Road Repair Southern Woods Trail.** The heave in the asphalt on the southern end of Southern Woods Trail is slated for repairs by the developer in the July timeframe.
- **Completion of Fence Around Detention Pond off East Bob White Road.** Completion of the remainder of the fencing around the detention pond has been committed to by the developer and

is anticipated to be completed on or before the end of this summer.

- **Lighting.** Since September of 2021 the WHOA has reached out to the city of Warner Robins and Houston County multiple times for installation of lights to illuminate the acceleration/deceleration lanes and entrance at both the Woodard Road entrance to the Woodlands and the Old Perry Road entrance to the Woodlands. Recently, it was passed that the mayor of Warner Robins will see to the installation of lights prior to school commencing this August 2023.

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.