

WHOA  
BOARD MEETING MINUTES

Date/Time: 8/8/2023 at 5:30 pm

Location: 218 Bobtail Run

Attendees: Teanasha King, President  
Michelle Ponsell, Treasurer  
Carl Scarisbrick  
Larry Cornwell  
Judy Cornwell

Absent: Gabe Lieber, Vice President

The board meeting began promptly at 5:30 pm. Michelle began the meeting by going over updates from the last board meeting in July 2023.

**OLD BUSINESS:**

**Electric issues at Entrances:**

The power at the arbor trips the circuit breaker every time it rains. KK – King Electric, LLC will be fixing the lighting issues at the entrance at Highway 127. If cost is minimal, Kenneth will fix at no charge to the WHOA. However, if the wire under the road must be trenched and replaced, the associated costs will need to be covered. Awaiting part to make needed repairs. **Update: Repairs have been made by King Electric at no charge to WHOA.**

**Newsletter:**

Mischa provided a draft of the newsletter to all Board members. Input/suggestions were provided to him. Larry Cornwell authored the newsletter. The Board members have approved, and it will be posted to the website. **Update: The newsletter has been posted to the website.**

**Finance:**

1. Liens: there are 10 liens outstanding from 2022.
2. Past Due Assessments for 2023: currently, we still have 40 homeowners which have not paid assessments for 2023. One more notice will be sent out requesting payment. Liens will be filed no later than June 2023. Second Past due notices have been mailed to residents with outstanding balances. **Update: Liens are being prepared and will be filed on all homeowners with outstanding balances.**

**Road Repairs:**

1. Entrance of Long Leaf Trace: Conversation with Street Superintendent for City of Warner Robins was held. A new work order was submitted for road repairs; however, the city is behind on work orders. Timeframe not known yet as to when repairs can be accomplished. **Update: Possible crew was going to be sent last week. Follow-up will be done next week if no action has been taken.**
2. Other road repairs: Newton Development has started to get quotes on repairing the asphalt on Southern Woods Trail. **Update: Repairs on hold for now. No timeframe given as to when repairs will be accomplished.**

**Fencing:**

Completion of fence around the detention pond off East Bob White Road. Newton Development has started to get quotes on the fence addition. Some weed eating was completed in preparation for fencing. In doing so, it was observed that the pond bleeds over to the adjacent property, and it will be impossible to completely enclose the pond with a fence. Newton Development will enclose as much as possible. They will need to contact the nearest homeowner to get access through their property. **Update: Progress is held up pending the developer's contact with homeowner to gain access through their property.**

#### **Talton Road Project:**

The developer and Larry Cornwell met with several representatives from Houston County Right-of-Way regarding the road widening project on Talton Road. This project will require changes be made to the Woodlands entrance across from Talton Road. A meeting with the county engineer to discuss more details and address questions has been requested. A synopsis of the meeting was provided to the Board on June 20, 2023. An update was posted to the WHOA website outlining the changes to the entrance on Highway 127. **Update: Follow on meeting held on July 25, 2023. Awaiting a response from County Engineer as to the reasoning for moving the Woodlands Entrance. Discussions are on-going as to the WHOA's course of action.**

#### **Outage of Recessed Lighting at Long Leaf Trace:**

Requested DEC Electric to accomplish lighting repairs to four recessed lights contained within the brick entryway to the Woodlands entrance at Old Perry Road and Long Leaf Trace. The contractor will notify us when they are able to come out and make repairs. **Update: DEC Electric responded that they are very busy and will make needed repairs as soon as they are able.**

#### **Landscaping:**

Dead Trees: received a report of two dead trees on the green belt south and adjacent to Woodard Road running from Pine Trace Lane east. Requested Hall's Tree Service to cut down the trees. Response is pending. **Update: Trees have been cut down as of August 7, 2023.**

#### **Proposed WHOA Picnic:**

Planning is underway for a picnic to be held at the park on Woodlands Blvd. for homeowners, possibly in the June timeframe. The Board is looking for possible food truck vendors, activities for kids, expenses involved, etc. More details to be provided. Fall Festival will be held on October 7, 2023, at Woodlands Blvd. pavilion. The board has requested quotes for inflatables for the kids. Also, food trucks are being reserved for the event. **Update: Inflatables for the kids have been reserved; deposit paid. Food trucks have been set up also.**

#### **Placement of flags at entrances:**

Suggestion was made by homeowners about the placement of flags at the entrances for Memorial Day and Fourth of July. The board approved the suggestion and will be purchasing the flags to be placed at the entrances. **Update: Flags have been purchased.**

#### **Entrance Lighting:**

1. Partial outage of Woodlands Entrance sign at Long Leaf Trace was repaired. **Update: On July 2, entrance sign went out again. The contractor was contacted and made the needed repairs.**

2. Lighting was to be installed at the entrances prior to the beginning of the school year so school kids would not have to stand at the bus stops in the dark. However, it has not been accomplished yet. The board president will follow-up with the Mayor of Warner Robins for status.

## **NEW BUSINESS:**

### **Sprinkler System Service/Repairs:**

Requested ABE to service/repair sprinkler system along Woodlands Blvd from Hwy 127 to Grandview Ave. ABE never showed up to make the repairs. Therefore, Larry and Judy Cornwell spent many hours accomplishing necessary repairs and activating the system. The meter box and controller for the sprinkler system were located, and all repairs were completed. Many thanks to The Cornwells!

### **Landscaping:**

1. A quote was requested and received from Unique Landscaping for additional scope to the existing contract:
  - a. Area along the wooden picket fence adjacent to Old Perry Road that begins at the end of the brick fence stopping where it turns along the detention pond.
  - b. The narrow strip of grass that bounds the swampy area on the north side of Woodlands Blvd from the mailbox cluster.The above items have been added to the current landscaping contract and are being addressed.
2. The board requested the developer maintain area adjacent to East Bob White Road and Woodlands Blvd (between 602 and 606 Woodlands Blvd.) The developer agreed to address the issue once every three weeks.
3. A request was made for Unique Landscaping to begin to maintain the Woodlands sprinkler system. Specifically, replacement of two crushed irrigation control valve boxes off Woodlands Blvd at Highway 127 entrance. During the process of replacing the valve boxes, a leak was found in the water main which needed repair and installation of a third irrigation control valve box. All repairs have been accomplished.
4. A request was made for Unique Landscaping to remove a dead spruce tree at the Woodlands entrance off Old Perry Road. The dead tree has been cut down.

### **Concrete Flumes:**

The board notified the City of Warner Robins that some concrete flumes are not draining properly. There is a routine occurrence of standing water in the flumes. Many of the flumes end in the yards of several homeowners and do not extend to the drainage ditches which are part of the storm water drainage system. A request was made to extend the flumes to the drainage ditches which should alleviate the standing water issues. The City of Warner Robins Stormwater Compliance Department requested the addresses so they could come out and inspect. The addresses of eight homes were provided. Update will be provided next month.

### **Repairs to Pavilion Ceiling:**

A small portion of the vinyl ceiling at the pavilion on Woodlands Blvd has come loose and hanging down. The board requested the developer and he agreed to accomplish repair. Update next month as to progress.

### **Construction of Cover over Mailboxes:**

A cover over the mailboxes at Woodlands park is currently being constructed. During construction, the irrigation system was damaged and required re-routing of the system. The developer worked with Unique Landscaping to resolve and make needed repairs.

### **Wasps:**

The board received a notification that there were multiple wasp nests at the pavilion at 102 Misty Leaf Path. The nests were sprayed and removed at both pavilions.

**WHOA Website:**

Several issues were encountered on the website regarding the Contact page, Covenant Violation form and non-functional drop downs in the header. The web administrator corrected the issues and removed several outdated posts, etc.

**WHOA Facebook page:**

A Facebook page for the WHOA will be developed very soon. This page will be used to post information regarding events and other activities involving the HOA.

**WHOA Board of Directors elections:**

Elections of new board members will be happening very soon. Submission for nominations of candidates will take place no later than September 27, 2023. Additional information will be sent to each homeowner very soon.

**WHOA Annual Meeting:**

The annual HOA meeting will be held on December 4, 2023. The board members are currently looking for a facility to have the meeting. Andrew Church no longer allows use of their community building.

**WHOA Annual Assessments:**

The date for receipt of annual assessments is approaching very quickly. They are due on December 1, 2023. Individual invoices will be EMAILED to every homeowner this year.

**Finance:**

Monthly Treasurer's report is attached.

Meeting adjourned at 7:00 pm.

WFOA  
TREASURER'S REPORT  
JULY 12 – AUG 8, 2023

BEGINNING BALANCE		\$275,923.61
INCOME		\$ 14,185.10
Initiation Fees	\$10,360.00	
Assessments for New Owners	3,002.30	
2023 Annual Assessments		
Square payments	822.80	
EXPENSES		\$ 8,176.00
Janitorial Services	\$ 640.00	
Electricity	182.84	
Gas, Water, Sewer, Sanitation	610.07	
City of Perry -	\$191.75	
City of Warner Robins-	\$418.32	
Landscaping	5,983.59	
Lawn Care	5,400.00	
Irrigation Repairs	583.59	
Accounting Services	559.50	
Miscellaneous Expenses (fall picnic)	200.00	
ENDING BALANCE		\$281,932.71

WFOA  
MONEY MARKET ACCOUNT  
JULY 12 – AUG 8, 2023

BEGINNING BALANCE	\$78,085.15
Interest Income – July 2023	82.90
ENDING BALANCE	\$78,168.05