

2023 Annual Woodlands
Homeowners
Association Meeting
WHOA Houston, Inc
The Woodlands & Sanford Place



Number of
lots currently
sold: 710



Annual Assessments



- Not part of the WHOA, Georgian Mills, with 101 lots, pays a portion of their collections (assessments) to the WHOA for care and maintenance of the entrance from Hwy 127 to Grand View Ave.



- Sanford Place is part of the WHOA excluding the first 10 lots on the east side and the first 10 on the west side of Hawk's Tail Drive. Sanford Place pays \$180 for each lot in annual assessments, a total of 53 lots. This was set up by the developer some 18+ years ago. Sanford Place is not subject to the \$500 initiation fee.



- Woodlands residents pay \$360 in annual assessments per lot. Additionally, a \$500 initiation fee is assessed at the time of a lot's (home's) sale/resale. Both the assessments and initiation fee were setup by the developer.

WHOA Budget for Period January 1 - December 31, 2024

Ordinary Income/Expenses

<u>Description</u>	<u>Lots</u>	<u>Annual Assessment</u>	<u>Proposed</u>	
Georgia Mill (\$160*75%)	101	\$120	\$12,120	
Sandford Place (\$180)	53	\$180	\$9,540	
Woodlands (\$360)	576	\$360	\$207,360	
Woodlands (estimated pro-rated/ new assessments) @50%	108		\$19,440	
Initiation Fees - Estimate 108 homes (sales/resales @\$500/home)			\$54,000	
Ordinary Income			\$302,460	\$302,460
Expenses				
Delinquencies (*Liens will be initiated)				
Sanford Place delinquencies (est'd 2%)	1	\$180	\$180	
Woodlands delinquencies (est'd 2%)	13	\$360	\$4,680	
Subtotal Delinquencies			\$4,860	\$4,860
Landscaping				
Flowers (Seasonal Color Woodlands Entr Hwy 127)			\$1,500	
Irrigation Repairs			\$1,500	
Lawn Care			\$75,600	
Pinestraw/Mulch			\$17,000	
Repair - Landscape Lighting			\$500	
Retention Pond/Common Area Maintenance			\$5,400	
Total Landscaping			\$101,500	\$101,500
Utilities				
Electricity			\$3,544	
Gas, Water, Sewer, Sanitation			\$11,925	
Total Utilities			\$15,469	\$15,469

Administrative Expenses

Accounting Services	\$7,049	
Legal Fees	\$2,186	
Bank Charges	\$250	
Annual Registrations	\$394	
Insurance	\$17,557	
Technology	\$1,000	
Office Supplies	\$1,000	
Postal Services	\$950	
Total Administrative	\$30,386	\$30,386

Miscellaneous Expenses

Janitorial Services	\$8,320	
Bathroom Supplies	\$1,200	
Cleaning Supplies	\$1,200	
Facility Maintenance (Pavilions/Guard Shacks)	\$1,200	
Entrance-Seasonal Decorations	\$7,425	
Fall Festival	\$800	
Fence Repairs/Maintenance	\$500	
Total Miscellaneous Expenses	\$20,645	\$20,645

Reserve

Reserve Legal Services	\$7,000	
Reserve Facility/Common Area Maintenance	\$5,000	
Reserve Miscellaneous/Unallocated	\$52,800	
Reserve Fence Replacement (est'd 2025)	\$38,880	
Reserve Storm Water System Maint (est'd 2028)	\$25,920	
Total Reserve	\$129,600	\$129,600

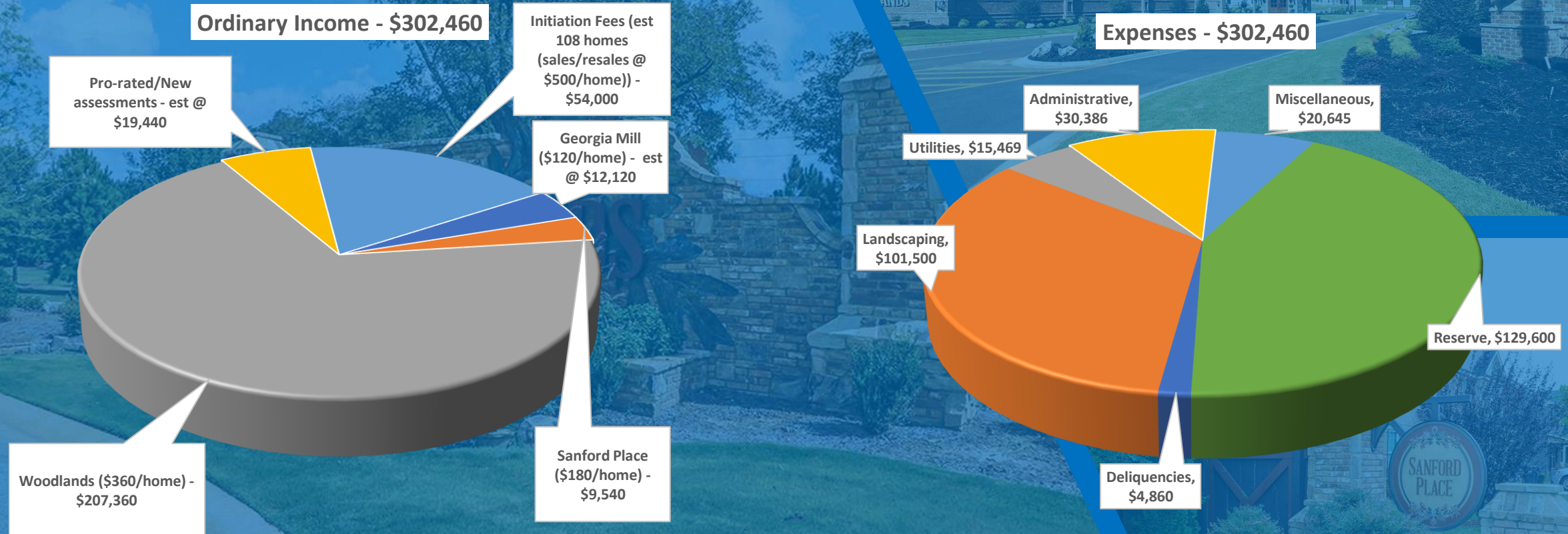
Total Expenses

\$302,460

Net Income

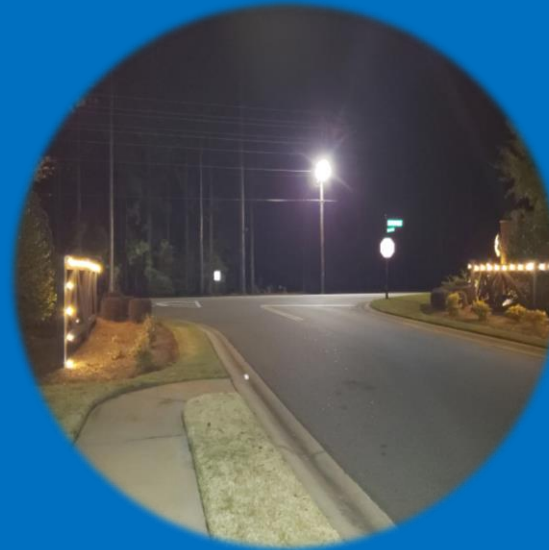
\$0

WHOA Budget for Period January 1 - December 31, 2024



Updates Within the Development This Past Year

1. Installation of street lighting at Woodard Rd/Pine Trace Ln and Old Perry Rd/Long Leaf Trace
2. Road/manhole repairs to Southern Woods Trail
3. Completion of fence at detention pond E. Bob White Rd
4. Fall festival at the Woodlands Park
5. Sodding of the Woodlands playground
6. Construction of pavilion over mailbox cluster at Woodlands park
7. Installation of toddler swings at both parks
8. Children at Play street signs installed at various locations along Woodlands Blvd
9. Installation of Christmas décor at all three entrances
10. Upgrade to street lighting at Woodlands Blvd and Hollow Wood Way (from 150 watts to 400 watts)





WHOA Community Enhancements Over the Next Two Years

- Repairs to pavement on Long Leaf Trace when entering from Old Perry Rd
- Rebuild Hwy 127 entrance to the Woodlands (after completion of road widening project)
- Commence replacement of wooden fence that bounds Woodlands Blvd from Hwy 127 to Grand View Ave



Questions or Concerns

- Road Widening Project
- Speeding
- Vehicles Parked in Steet
- Pavilion Bathrooms/Vandalism
- Garbage/Trash
- Yard Maintenance
- Social Media



Road Widening Project

Houston County will be connecting Talton Road and Woodlands Blvd. This will result in a new intersection and is necessitated by Matt Arthur Primary School, now under construction. Estimated to commence late this year or early next, this project will take approximately one year and 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.

For this new intersection, the county will take a portion of what is now WHOA property. Negotiations are underway for just compensation for the property and restitution for the trees, fence, water/irrigation, electrical/lighting and landscaping that exists on that property. Additionally, adjacent WHOA property will be affected and the extent of that impact to signage, water/irrigation, electrical/lighting and landscaping is yet to be determined.

The county will ensure that ingress/egress on Woodlands Blvd will continue throughout the construction process.



Speeding

The WHOA investigated the installation of speed bumps, speed tables, speed cushions, chicanes and transverse rumble strips only to find that these are not allowed.

We highly recommend homeowners be persistent in reporting speeders and any vandalism they are aware of directly to the police of the city in which they reside.

Vehicles Parked in Street

This is not a WHOA issue as the streets are owned by the city. Complaints of this type need to be filed with the city, not the WHOA.





Pavilion Bathrooms/Vandalism

Bathrooms are an ongoing issue that predates covid. Ongoing vandalism is the reason for closure. We've considered other options to include cameras; however, cameras can't be installed inside the bathrooms where the vandalism occurs for obvious reasons. Placement of cameras to capture entry and exit of the bathrooms is not helpful as we can't tie any individual(s) to the vandalism. Issuance of keys/cards/fobs, etc., to homeowners will not be entertained as those can be replicated and/or provided to unauthorized individuals/vandals that live in the neighborhood and elsewhere providing for continued vandalism. We recognize this as an issue; that a few could ruin it for all. But that is the reality. Good parenting would go a long way in minimizing this problem. If you have a workable solution to this problem, we'd love to hear it.

With notice, the WHOA will open the bathrooms for an event of 2 hours or longer. You will need to provide the date and time frame and which park you are wanting to use (there are two; one at 102 Misty Leaf Path, the other at 300 Woodlands Blvd). Email the WHOA at whoahouston@gmail.com.

Garbage/Trash

Homeowners 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 to make arrangements for pickup or dispose of the refuse themselves. Either way, homeowners cannot place, then leave refuse on the street.

Yard Maintenance

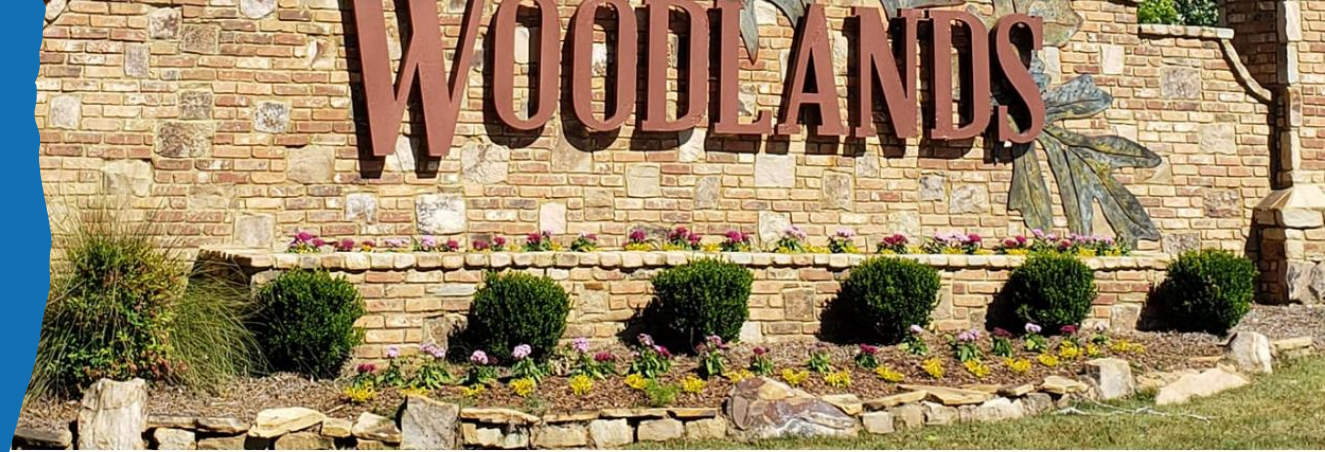
Homeowners should give thought and action to the maintenance of the exterior of their home and yards. As per the covenants, this includes mowing, edging, pruning, watering and weeding.

Social Media

Facebook, particularly *The Woodlands – Old Perry Road* and *The Woodlands Community, Kathleen, GA* is not authorized to speak for the WHOA. The WHOA has no affiliation with Facebook or any other social media so homeowners must take what is said and what they see there with a grain of salt.

For valid information homeowners should consult the WHOA website and covenants. Homeowners should become familiar with the covenants and bylaws to know what the requirements are.

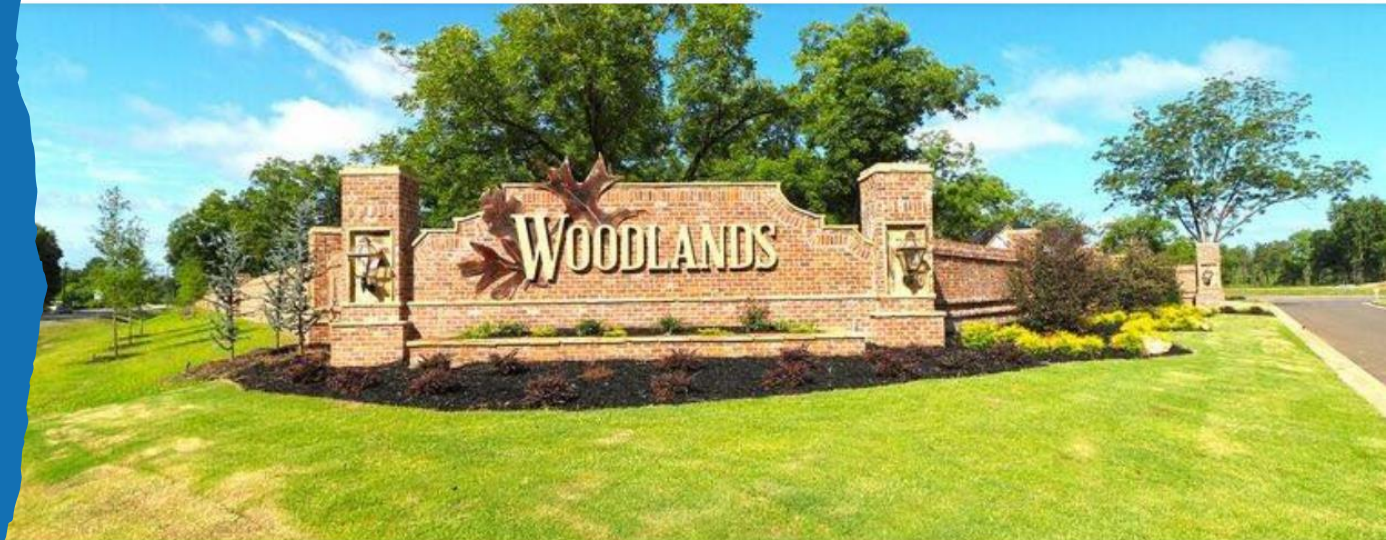
Note: The WHOA is in-process of establishing a WHOA Facebook page. Once completed, an announcement of such will be made.



The Woodlands Community, Kathleen, GA



+ Invite



The Woodlands- Old Perry Road



+ Invite

Share



Covenant Violation Letters Sent Over Past Year

- 9 - Yard maintenance (reference covenants paragraph 7.12)
- 1 - Garbage and Refuse Disposal (reference covenants paragraph 6.21)
- 1 – Vehicle Storage (reference covenants paragraph 6.11)

Announcements



2024 Board of Directors Election Results



<https://secure.electionbuddy.com/results/YYMVYQX6GH7W>



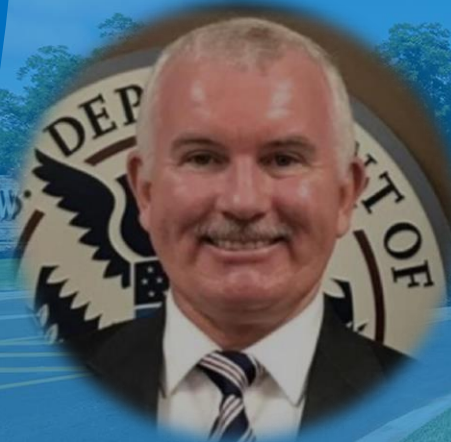
Karen Collier



Judy Cornwell



Michelle Ponsell



Carl Scarisbrick



Dave Ponsell



Open Forum

Woodlands Homeowners Association (WHOA) Contact Info

WHOA website: www.whoahouston.com

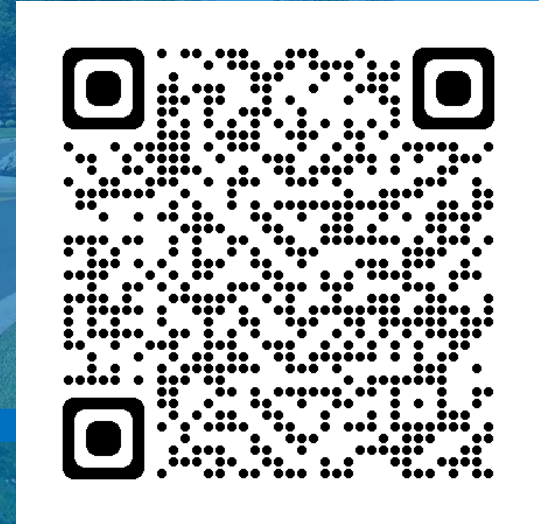
WHOA email: whoahouston@gmail.com

WHOA address:

WHOA, Inc.

300 Woodlands Blvd

Kathleen, GA 31047



Note: 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.



Adjourn

Thank you!