



TOWNHALL MEETING

Date: June 2, 2026

WHOA Members Only Meeting: All WHOA members are welcome to attend.

Please note this Zoom meeting will be recorded. To ensure a smooth meeting for everyone, please:

- **Dress appropriately**
- **Mute your microphone when not speaking**
- **Turn on your video**
- **Be mindful that your background will be visible**
- **Remain courteous and respectful**

Discussion Panel: The WHOA Board of Directors

President: Bo Bowen

Vice President: Brett Taylor

Treasurer: Laura Bailleul

Secretary: Shauna Hardy

WOODLANDS HOMEOWNERS ASSOCIATION FAQs

The WHOA is an active homeowners association incorporated under the laws of the State of Georgia.

When purchasing a home in the community, homeowners signed documents at closing acknowledging that they:

- **Are joining the HOA**
- **Agree to pay annual assessments**
- **Agree to follow and abide by the WHOA Covenants**

HOA documents are available online for viewing or download:

- **WHOA website: whoahouston.com**
- **Mobile app: “Woodlands HOA GA”**

WHAT DOES THE HOA DO?

Primary role of the WHOA:

BY-LAWS
of
WHOA, INC.
ARTICLE I

- Enforce community covenants and collect annual homeowner assessments.
- Ensures homeowners follow community standards outlined in the covenants.
- Covenants are designed to protect the interests of the entire community.
- Helps maintain property values throughout the neighborhood.
- Supports a high quality of life for all residents in the community.

[WHOA-BYLAWS.pdf](#)

WOODLANDS HOMEOWNERS ASSOCIATION FAQs

- **WHOA establishes maintenance and upkeep standards for all properties in the community.**
- **Homeowners agree to maintain their home, lawn, and surrounding property in good condition.**
- **Certain improvements require HOA approval, such as installing a swimming pool, building a fence, or adding an addition to the home.**
- **Community standards may also apply to driveways, landscaping, and other exterior property features.**

Please contact the ACC (Architectural Control Committee) via the Home Improvement Request form if you have questions regarding improvements or changes to the exterior of your home or property.

Home Improvement Request Form – WHOA Houston, Inc.

WOODLANDS HOMEOWNERS ASSOCIATION FRIENDLY REMINDERS

- **Retention ponds are part of the Woodlands' stormwater system.**
- **No community access is allowed — “No Trespassing” signs are posted.**
- **Residents are encouraged to drive safely, obey traffic laws, and watch for children in the neighborhood.**
- **Traffic or safety complaints should be directed to local law enforcement:**
 - **City of Warner Robins Police: (478) 302-5378**
 - **City of Perry Police: (478) 988-2800**

WOODLANDS HOMEOWNERS ASSOCIATION FAQs

- The WHOA is a self-reporting community.
- The Board and committee members do not actively patrol the neighborhood looking for violations.
 - Concerns or potential violations are typically reported by residents.

Please report violations via the form found on the WHOA website: Covenant Violation Form – WHOA Houston, Inc.

WOODLANDS HOMEOWNERS ASSOCIATION

COMMUNITY UPDATES

- **The fence surrounding the retention pond at Old Perry Road and Bob White has been replaced and will be stained once the wood has sufficiently dried.**
- **The fences at both current parks were evaluated and determined to require replacement. They are scheduled to be removed and replaced soon, with staining to follow once the new fences have dried.**
- **Dog stations have been purchased and received and will be installed at both parks ASAP.**
- **Met with Unique Landscaping to review improvements at both parks as suggested by homeowners. The anticipated timeline for completion is approximately 30 days.**
- **Dead and diseased trees along Woodlands Blvd, from the 127 entrance to the 4-way stop, have been removed, and the remaining trees have been trimmed.**

ASSESSMENTS

2027 Assessments Are Due December 1, 2026; Late Fees Are Effective December 6, 2026

Due To The Larger Number Of Homes In The WHOA, We Are Now Accepting Payments 1 Month Earlier Than Last Year

- **Invoices Will Be Emailed/Mailed To Residents On August 31, 2026**
- **The Online Payment Portal Will Open On September 1, 2026**
- **Assessments Are As Follows: Sanford Place - \$180.00, Woodlands Of Houston - \$360.00**
- **The Online Payment Portal Accepts Credit/Debit/Bank Transfer Payments For A Small Fee (3% For Cards/1% For Bank Transfers)**
- **Residents Can Mail Their Payment to WHOA, Inc., 300 Woodlands Blvd, Kathleen, GA 31047**
- **We Will Set A Date For Residents To Meet A Board Member To Drop Off Payment Directly. This Information Will Be Available On The App And Facebook Group.**

ASSESSMENTS

2027 Assessments Are Due December 1, 2026; Late Fees Are Effective December 6, 2026

- **Assessment Payments Cover The Upcoming Calendar Year (January – December)**
- **Payment Methods – Cashier's Check, Money Order, Personal Check, Online Payments**
- **Cash Payments Are NOT Accepted**
- **Late Fees Are As Follows: \$18.00 For Sanford Place, \$50.00 For Woodlands Of Houston**
- **We Are Slowly Receiving Payments For 2026 And Previous Years' Liens; If You Have A Lien, You Must Pay The Attorney Directly. We Are Unable To Cancel The Lien Directly; This MUST Be Done By The Attorney. Besides Owning The Unpaid Assessment And Late Fee, You Will Also Be Required To Pay Interest And Attorney Fees.**
- **Paying Your Assessment On Time Will Prevent A Lien From Being Processed; Nonpayment Of Your Assessments Will Affect Selling And Refinancing Your Home Without Paying These Missing Payments.**

WOODLANDS HOMEOWNERS ASSOCIATION

Board and Committee Members



Please be respectful of our time and in your correspondence with us.

Our community includes approximately 900 homes and continues to grow.

With a neighborhood of this size, greater involvement on the board and in committees is important.

Board members and committee members are volunteers and receive no compensation.

We balance these responsibilities with our jobs and families.

We are committed to supporting and improving our community.

Please be respectful of our time and communications.



THANK YOU

**Please reach out to the board
if you have any questions,
comments, or if you are
willing to serve on a
committee or the board.**

Thank you for helping make our community better!

whoahouston@gmail.com