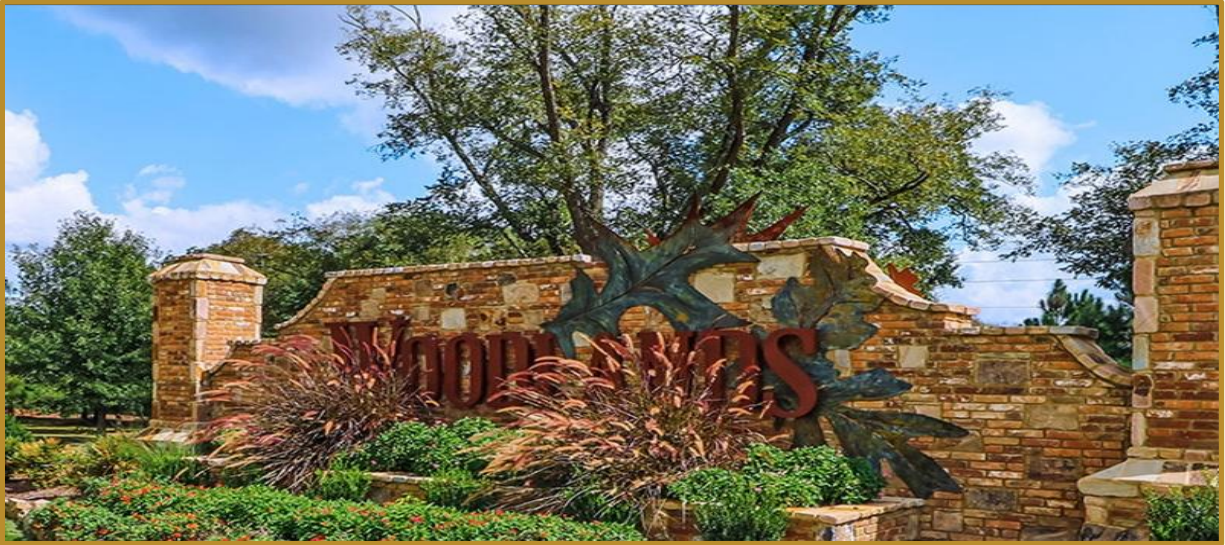


Woodlands Homeowners Association

Community Newsletter



June 2026

Dear Woodlands Residents,

We are excited to bring you the latest updates from the Woodlands Homeowners Association. Our community thrives on the participation and dedication of its residents, and we are eager to share important news, upcoming events, and opportunities for you to get involved.

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Community Updates

Quarterly Zoom Meeting - Thank you to everyone that was able to attend our quarterly community Zoom this month. It was great to see some new faces and hear more about what the community concerns, wants, and needs are. Our next Zoom meeting will be published once we solidify the date.

Retention Ponds – WHOA owns all 3 retention ponds that are on the Warner Robins side of the Woodlands of Houston subdivision. The ponds were put in place by the developer to aid in holding stormwater to prevent flooding and erosion, a common issue in growing communities like ours. Every one of these ponds is owned and cared for by WHOA, with a portion of your annual assessment going towards maintenance and clean-up to keep them clean. It is a safety hazard and considered trespassing if you boat, fish, or hunt inside on them. WHOA does not stock these ponds and residents should not stock these ponds, as public property tax records indicate each pond is owned by the WHOA, not residents.

WHOA Information Services – WHOA has multiple platforms where you can find information as a resident: WHOA App, Facebook, and our website. If you are not a member of the app or Facebook group, please request to join them. There will be questions that need to be answered, and you will be admitted to them. This is a great tool to keep the community updated in real time. We will be working to keep the website updated with the monthly newsletter as well as regular financial reports.

Annual Assessments - 2027 Assessments are due December 1, 2026; if not paid by December 6, 2026, a late fee will be assessed. Invoices will be emailed/mailed to residents on August 31, 2026. If you prefer to have your invoice emailed, please email us at whoahouston@gmail.com to get your email address added/updated in Quickbooks. The online payment portal will open on September 1, 2026; this will allow for residents to pay via credit/debit or bank transfer. If you prefer to mail us a check, you can mail it at any time. We will also set up a time to meet residents for payment drop-off like we did for the 2026 assessments. More to come as we get closer to the date.

Overdue Annual Assessments – For those residents who have liens for unpaid assessments, you MUST pay/clear them through Fricks Law Firm; please do not mail us payment, as we do not have the authority to clear these liens.

Volunteers - Volunteers are needed to assist with the Grounds Maintenance Committee. Below is a short description of what the committee entails and the commitment time. Please volunteer by contacting us at whoahouston@gmail.com. We currently have 1 individual on the committee, but it would be extremely helpful to have more than 1 person.

Grounds Maintenance Committee

This committee helps oversee the maintenance, upkeep, and improvement of the community's common areas and amenities. Responsibilities may include coordinating landscaping schedules and contracts, arranging for exterior repairs (such as lighting at the pavilion or entrances, replacing locks on bathroom doors, etc.), and managing seasonal tasks or other maintenance needs as they arise.

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 plan for pickup or dispose of the refuse themselves. Either way, homeowners cannot place, then leave refuse on the street (as per the covenants). If your refuse is not picked up, please contact the city directly, as WHOA does not handle this for residents.

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 that all homeowners be watchful for suspicious behavior and individuals hanging around the park and playground after closing. If you see anything illegal taking place, please contact the non-emergency police line to report what you have observed. The big park on Woodlands/Hollow Wood is City of Perry, and the Misty Leaf park is City of Warner Robins. Please clean up before leaving the premises and ensure the bathrooms are locked after use. If you notice anything that needs to be fixed, please email us at whoahouston@gmail.com so we can contact someone to make any repairs that are needed.

Pets - When walking your pets please consider your neighbors and please clean up after your pets. 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 - Littering is unlawful and should be reported to law enforcement when observed. To keep our community beautiful, homeowners may consider asking neighbors and or friends to join them 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 have been placed in unauthorized areas (WHOA owned retention ponds). Please adhere to these signs, as the non-emergency police will be contacted for trespassing. ATVs, golfcarts and vehicles should not be driven on undeveloped private property. Please stay on public roads for your safety and 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 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.

Help Us Keep the Neighborhood Clean and Safe

As a friendly reminder, we all play a role in keeping The Woodlands a beautiful and safe place to live. Please remember to drive carefully, dispose of trash properly, pick up your pet's waste as you walk them, maintain your yards, and report any suspicious activities to local authorities. Together, we can ensure that our neighborhood remains a wonderful place for families of all ages. We encourage residents to share their thoughts and ideas about additional improvements that could benefit our community.

REFERENCE 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.

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

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

QUESTIONS / SUGGESTIONS / COMMENTS / CONCERNS

Have a question, suggestion, comment or concern? Email us at whoahouston@gmail.com. Questions, suggestions, comments, or concerns can also be submitted via the WHOA website at whoahouston.com.

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



300 Woodlands Blvd Kathleen, GA 31047