

MONTHLY HOA NEWSLETTER

SEPTEMBER 2025



www.godleyhoa.com



Heavy rains lead to standing water

When the Villages at Godley Station experiences heavy rain, residents may notice standing water in the streets and, understandably, become concerned. It's a natural reaction to wonder if something is wrong with the drainage system or assume that maintenance has fallen by the wayside. The truth is, our drainage system is working as intended, and occasional temporary street flooding is expected during intense summer downpours in Southeast Georgia. This article explains why and offers helpful information on how to handle these situations.

Who's Responsible for What?

- **City of Pooler:** Maintains street entrances to storm drains. Responsible for clearing debris that may block water from entering the system.
- **Villages at Godley Station HOA:** Manages the ponds that storm drains flow into and maintains the overflow drains that connect our ponds to Pipemakers Canal. Our pond maintenance company services these systems monthly and verifies that all exits are operating properly.
- **Pipemakers Canal:** 13-mile drainage system originally dug for rice farming, now serves as the main channel to carry stormwater from Pooler and nearby communities to the Savannah River. The city and Chatham County share responsibility for maintaining and upgrading the canal system.

This shared system means the HOA controls only part of the process — the ponds and overflow drains. The city handles the street drains and canal maintenance. For example, last year, after the HOA reported repeated drainage issues on some streets, the city eventually came to check and discovered a 3x4 ft piece of plywood clogging one of the storm drains. Without the city's intervention, issues like this cannot be resolved.

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IMPORTANT

Reminders

Sept. 10, 7 pm: Monthly virtual HOA Board Meeting, click [here](#) to join

Wednesday, Sept. 17, 7 pm: Events Committee mtg. at the clubhouse

Saturday–Sunday, Oct. 11–12: Community-wide yard sale

Please sign up for our community forum at godleyhoa.com/forum!

NEWS & TOPICS IN THIS ISSUE

Page 3: Photos from the August Community Bingo Night

Page 4: 2026 HOA board member nomination form

Pages 5–6: Info on upcoming yard sales and Halloween Hullabaloo

LIKE & FOLLOW  

Downpours can overwhelm drainage system

Why Streets Flood During Heavy Rain

All stormwater systems are designed with a maximum capacity. In Pooler, that capacity can be quickly overwhelmed during summer storms, when several inches of rain can fall in just a short period. On Friday, Aug. 22, for example, our neighborhood received about 5 inches in just 2.5 hours — far beyond what the system was built to handle.

When this happens, water backs up temporarily into the streets. However, the system continues working. Importantly, in nearly all cases, standing water recedes within about 24 hours as runoff drains into the ponds, then to Pipemakers Canal, and finally to the Savannah River.

How Much Rain Causes Overflow?

Engineers often design systems to handle what's called a "10-year storm" (the amount of rainfall expected once every 10 years in a given area). In Pooler, that's roughly 4-5 inches of rain within 24 hours. Anything above that, or within a much shorter timeframe (like 5 inches in just a couple of hours), can cause overflow and standing water. This is exactly what happened on Aug. 22.

Improvements Are Under Way

The city recognizes that Pipemakers Canal struggles with capacity. That's why they've [allocated \\$2.2 million in SPLOST and general funds to evaluate and expand the canal system](#) between 2024–2026. Current upgrades include enlarging and deepening the canal, adding a maintenance road, and expanding a dry pond into a wet pond to absorb more runoff. The project's Phase 2 encompasses the area around Pooler Parkway to I-95. Phase 1, which is complete, covered the area from Bloomingdale to Pooler. These improvements will help our community and surrounding neighborhoods better

manage extreme weather events in the future.

Safety First: What to Do If You See Standing Water

Even though water usually recedes quickly, it's important to stay safe when driving through flooded streets:

- Turn around, don't drown: Never drive through water
- if you can't see the road markings — it may be deeper than you think.
- Drive slowly: Going too fast can cause your car to hydroplane or push water into your engine.
- Avoid wake damage: Driving fast through standing water can create a wave that pushes water into other vehicles
- or even into nearby homes.
- Don't park in flooded areas: Water can damage your car's electrical system and brakes.
- Be cautious at night: It's harder to judge water depth in the dark.
- While it's rare, fast-moving water can carry vehicles away. That's why exercising caution is always the safest choice.

The Bottom Line

When you see water standing in the streets after a storm, it doesn't mean the system is broken. It means the system is working at capacity to protect homes and property. The HOA's ponds, the city's drains, and the Pipemakers Canal are all part of a larger network designed to keep floodwaters under control.

While heavy storms will always challenge the system, the water recedes quickly, and long-term infrastructure improvements are already underway to provide even greater protection for our community.

Volunteers needed

Helpers wanted for big HOA fall Halloween event!

The Events & Activities Committee is making a few changes to the fall events. Instead of having a Back-to-School Bash and a Trunk-or-Treat, the HOA will host a big fall festival, "The Halloween Hullabaloo" in October! We need extra volunteer helpers! Please email hollie.barnidge@godleyhoa.org if you can lend a hand!

New businesses and what's coming soon!

The City of Pooler continues to grow, welcoming many new businesses and preparing for others to open in the city soon. Here are the latest updates:

Recently opened

WOW Wings & Philly Steaks
Galen College of Nursing
MANA Nutrition (additional facility)

Opening soon

Planet Fitness
Angel Learning Center

47

2

6

8

BINGO!

Night

7

5

6

33

36

8

89

8

16

THANK YOU FOR JOINING US!



Dear Neighbor,

You are invited to participate in the annual voting of the 2026 HOA board of directors of the Villages at Godley Station Homeowners' Association. Once the nomination period is complete, ballots will be prepared and provided to residents who may vote by filling out their ballots and either mailing them back, emailing them to our community manager, or returning them during the Annual Meeting and budget presentation, which will be given in January 2026. More information about the date, time and format will be provided through the HOA's website, social media and message boards well ahead of time. The presence of a quorum — twenty (20) members in good standing, present in person or by proxy — is required at all annual meetings of members. In accordance with the VGS Bylaws, the board has formed a Nominating Committee to present Association members a slate of qualified candidate(s) for election to the open board position(s).

In accordance with our covenants, we are not electing specific committee / board positions; board member positions are decided by the new board at the first meeting of the year.

Those elected must commit at least 6-8 hours a month for monthly board meetings plus any time it takes to perform the duties of your position. Board members serve 2-year terms, depending on the board officer position they agree to after being elected. The Nominating Committee requests that VGS members who would like to stand for election to the board to indicate their interest by submitting an application by mail or email no later than October 17, 2025, in order to be included on the ballot, which will be mailed to residents and posted online in November. The ballot will also provide spaces for write-in candidates. A written ballot may not be revoked. If you wish to run, fill out the form below and send candidate nominations to:

MAIL: 101 W. Mulberry Blvd., Ste. 225, Savannah, GA 31407

EMAIL: kmilton@sentrymgt.com

APPLICATION FOR NOMINATION TO A 2026 VGS HOA POSITION

I, _____, a homeowner in good standing (no past-due fees or HOA dues) in the VGS HOA, wish to stand for election to a position on The Villages at Godley Station Homeowners' Association Board of Directors. I would like to serve the VGS community for the following reasons:

The following professional, community, and / or educational experience will aid me to perform this position:

Please attach additional pages if you require more space for the above statements.

Print Name

Address

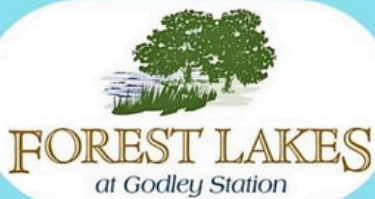
Signature

Email address

Phone number

Joint community

Yard Sale!



The Arbors & Copper Village

Saturday & Sunday, Oct. 11-12

8 a.m.-5 p.m.

PLUS Forest Lakes

Saturday, Oct. 11, 8AM - 5PM

VGS and
Forest Lakes are
teaming up for a
day of dual sales
on Saturday only.
Shop all three
communities!





THE VILLAGES AT GODLEY STATION'S INAUGURAL

HALLOWEEN HULLABALOO

**AT THE COMMUNITY CLUBHOUSE
SATURDAY, OCT. 25 • 5-7 P.M.
FREE! ALL RESIDENTS WELCOME!**

**Games!
Snacks!**

**Hay
Rides!**

**Pumpkin
decorating
craft!**

**Costume
contests!**

**Halloween
Movie!**

