



Resident Newsletter



Spring/Summer 2023

# IMPORTANT DATES

## UPCOMING COMMUNITY EVENTS & HAPPENINGS \*

APRIL 22	Town hall meeting, 4 p.m. at Gateway Church
MAY 6	Community Committee Fair 10 a.m.-12 p.m. at Clubhouse
JUNE 24	Ice Cream Social, 2-4 p.m. at the Clubhouse
AUGUST 5	Back to School Bash, 11 a.m.-1 p.m. at the Clubhouse
OCT. 14-15	Community-wide Yard Sale (Rain dates are Oct. 22-23, if needed)

\* Note: Event dates are subject to change due to weather or other mitigating factors.

## BOARD MEETINGS 2nd Wednesday of each month

MAY 10	↓	JUNE 14	↓	JULY 11
-----------	---	------------	---	------------

The Villages at Godley Station  
Property Management Information

Clubhouse address (no mail delivery):  
306 N. Godley Station Blvd.  
Pooler, GA, 31322

Sentry Management  
adean@sentrymgt.com  
912-330-8937  
godleyhoa.com

Office Address:  
119 Canal Street  
Suite 102  
Pooler, GA 31322

## FOLLOW US ON SOCIAL MEDIA!

Let's connect to stay current on important community information, events, developments and more.



Greetings friends and neighbors of the Villages at Godley Station! As the days grow longer and the weather warms, it's a welcome sign that spring is here and there are plenty of new events and activities to look forward to in our community. The HOA recently welcomed two new board members (who you can learn more about on page 3), and the directors are excited to work together for the benefit of all members.

To offer some cool treats as the hot summer months begin, we have a free ice cream social planned for late June, so be sure to mark your calendars. You won't want to miss out on all of that sweet goodness! There will also be a back-to-school bash in early August with fun activities for families, food and free school gear.

By popular demand, the Trunk or Treat event will return this October, along with a holiday party later in December. The semi-annual community-wide yard sale in October is a great way to clear out those closets and garages -- and it's sure to be full of great finds. As you can see, there's something for everyone throughout the year!

The HOA looks forward to continuing our community improvement efforts, which include beautification, maintenance and updates in many neighborhood areas. We genuinely hope that each resident here feels deeply connected to where they live.

Thank you for being part of what makes us great!



---

## YOUR DUES & BOARD OF DIRECTORS *IN ACTION*

---



Every year, more residents participate in the Holiday Lights Contest, which has led to a lot of growth and popularity. Pictured above is the 2022 Griswold Award Winner, 476 Copper Creek Circle.

We've celebrated quite a few impressive upgrades, new features and improvements to our community over the past year. To give our residents an idea of all they have to be proud of, we've compiled a partial list of how your HOA dues and our board members' dedication have helped to make our community a wonderful place to live. We're especially grateful to all our board members who have dedicated their time and talents to these accomplishments:

- Purchased new yard sale signs that residents may place at the end of their blocks when hosting sales as part of the overall semi-annual community wide yard sales
- Continued the work of the new Community Events Committee

by planning and hosting four free neighborhood events.

- Repaired the clubhouse refrigerator, which was no longer keeping contents cold, and purchased a new upstairs refrigerator (at a display model discount) and freezer for storage of food and treats served to the residents during community-wide gatherings and events.
- Held the Annual Meeting and conducted an HOA Board of Directors election, resulting in two new members joining the board.
- Obtained a new ping-pong table for residents to use and enjoy at the clubhouse.

**Below are some upgrades/maintenance/projects that may be completed in the next year or are being considered for future implementation:**

- Adding a members-only community forum and communications portal to the website, giving residents an easy way to communicate with each other and the board.
- Swimming pool repairs and updates in anticipation of the 2023 season.
- Adding more aesthetically pleasing fencing and/or landscaping to surround the City of Pooler's pump/lift station on Pampas Drive.
- Ongoing landscaping and beautification projects, including holiday-themed outdoor decor



# PLEASE MEET YOUR 2023 HOA BOARD OF DIRECTORS

Board Members are volunteers from our community. Position titles and job responsibilities are subject to change and do not necessarily reflect all of the duties each officer may perform. The Villages at Godley Station Newsletter is a biannual publication.



## **SCOTT FAIRCHILD, PRESIDENT**

The president shall be the chief officer of the association and shall preside at all meetings of the board of directors and the general membership.

- Appoint, with board approval, the chairperson of any appointive committee, a parliamentarian and the chairperson of the nominating committee.
- Present an annual report of board activities to the membership.
- Serve, ex officio, as member of all committees except the nominating committee.
- Signs legal documents with the Secretary and checks with Treasurer (or in the Treasurer's absence with the VP or Secretary)



## **ROB COKER, VICE PRESIDENT**

The vice president shall, in the absence or disability of the president, perform the duties and exercise the powers of the president.

- He or she also oversees communications on behalf of the association to the residents
- Is responsible for electronic and social media account management, publication of the newsletter and other mailings
- Handles all presidential duties in the absence of the president



## **KEN BALDWIN, TREASURER**

The treasurer shall be the chief financial officer of the association and is responsible for the collection and disbursement of funds and for the financial records of the association.

- Signs checks with the president or, in the president's absence, with the secretary or vice president
- Maintains the HOA budget and works with our accounting partner and bookkeeper to balance all accounts
- Presents a monthly financial report to the board and to the membership at each of the homeowner association general membership meetings
- Serves as Chairperson of the Finance Committee



## **JULIA HARTENFELS, SECRETARY**

Records and maintains minutes of the board, membership and special meetings.

- Keeps the records of the association, including the minutes of committee meetings, members of the association (excluding financial records)
- Keeps the corporate seal of the association and affixes it on all papers requiring said seal
- Signs legal documents with the President and in the absence of the Treasurer and President, signs checks



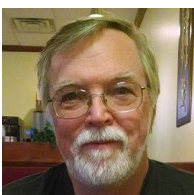
## **CHARLOTTE MOORE, MEMBER AT LARGE 1**

Oversees ARC requests, regulating the external design, appearance, use, location, maintenance and improvements for all property in the Villages at Godley Station HOA.



## **SANDRA BOLLIG, MEMBER AT LARGE 2**

Manages the community's Covenants, Bylaws and Rules and Regulations documents and develops and implements a systematic approach to ensure equity with enforcing them



## **DAVID LOTZ, MEMBER AT LARGE 3**

Community liaison and voice for the HOA; attends City Council meetings and reports back to the HOA board and the community. Presents the views of the HOA if the board feels it will impact our neighborhood.

## **AMY DEAN, COMMUNITY MANAGER**

Employed by Sentry Management, with whom the HOA contracts to provide management services, include planning and coordination of association meetings, site visits, enforcement of restrictions, contract supervision, collections and detailed manager's reports.

## **NOMINATIONS CHAIR – KENNETH HENSLEY**

Responsible for conducting meetings of the Nominations Committee, identifying potential candidates for Chair of the Finance Committee along with other Board positions, identify the best candidates, agree on nominees and submit a final list to the Secretary for preparation and publication of a ballot.

# DIY PROJECTS SPRUCE UP A SPACE

## TRY SIMPLE, INEXPENSIVE IDEAS TO GIVE YOUR PROPERTY A WELCOMING FEEL

With spring here and summer around the corner, it's the perfect time to spruce up your home's exterior, garden and yard. Homeowners can find plenty of easy and inexpensive DIY projects to make the outside of their homes look beautiful and inviting. Here are a few ideas to help get you started.

Start by pruning trees, shrubs and bushes before the weather gets too warm. This will keep them healthy, vibrant and looking their best throughout the year. Plant some new flowers, like primrose, pansies or lilacs, to add a pop of color and create a pleasant atmosphere in your garden. While you're at it, consider repainting faded spots on fences and outdoor furniture to give everything a quick, fresh makeover.



**ABOVE: Comfortable seating is key to a great outdoor gathering area. LEFT: Spruce up fences and fixtures with a quick coat of paint.**

Next, why not create an outdoor gathering area? The ideal lounge spot should offer comfortable seating and eye-catching décor that complements

your outdoor space. To keep it simple, try investing in or upcycle some patio furniture, paint a picnic table, or build a bench from wooden palettes and cinder

blocks. Patio umbrellas and pop-up canopies to provide shade on hot days are essential.

Raised bed gardens are also popular right now. These beds can be simple or elaborate, depending on how much space you have - they can even be tiered! They help keep your flower beds safe from pesky animals while providing depth to the landscape. Because these beds typically are on the smaller side and a few feet higher than in-ground gardens, they are easier to care for and require less physical exertion.

If you'd like to enjoy some time around the fire with family and friends outdoors this season, build an outdoor fire pit! You could go for something permanent or movable depending on what suits your needs best - many people opt for designs that incorporate existing structures such as decks, patios and poolside set-ups.

These are just some easy yet effective ways that homeowners can improve their exterior spaces this spring without breaking the bank. So get creative today; the possibilities are endless!

Whatever you choose to do, though, please make sure to follow all HOA procedures for exterior changes that must first be approved by the Architectural Review Committee. ARC

## DOG PARK ETIQUETTE 101

### Seven Safety Tips for You and Your Pet

#### • TAKE AGE-APPROPRIATE DOGS

Puppies 4 months and younger aren't ready

#### • KEEP SHOTS UP TO DATE

Prevent exposure to disease

#### • DON'T TAKE TREATS

Dogs will compete for treats, which can cause snapping and nipping

#### • BRING WATER

#### • BEWARE OF HEAT EXHAUSTION

Look for signs of overheating, like panting, drooling and bright red tongue

#### • PAY ATTENTION TO YOUR DOG

Monitor for signs of aggressive behavior

#### • DOGS SHOULD WEAR COLLARS

Identification is important if your pup manages to make a run for it



# TWO HOMEOWNER EVENTS PLANNED

## TOWN HALL MEETING AND COMMITTEE FAIR OFFER OPPORTUNITIES FOR RESIDENTS TO GET INVOLVED IN COMMUNITY

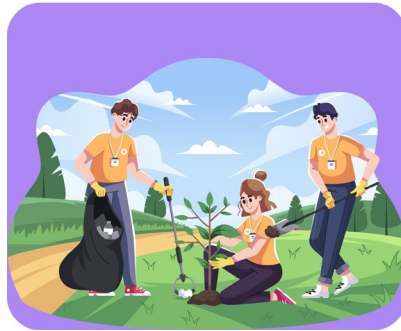
Compiled by HOA board members and communications staff

The Villages at Godley Station is inviting residents to two upcoming events designed to help residents learn more and increase their community involvement. On Saturday, April 22, at 4 p.m., the Homeowners Association Board of Directors will host a town hall meeting at Gateway Church, 1702 Pine Barren Road, in Bloomingdale. At 10 a.m. Saturday, May 6, there will be a committee fair at the clubhouse, where residents will have the opportunity to learn about, make suggestions, and volunteer for various community committees.

### TOWN HALL ENCOURAGES COMMUNICATION

All residents of Copper Village and The Arbors are invited to attend. During the meeting, which will adhere to more of an informal format than regular board meetings, homeowners can share information and open dialogue. The information shared and discussed by residents can help the board to gauge any concerns homeowners may have and assist them in making good decisions at regular board meetings. The event aims to help homeowners stay connected to each other, while learning about everyone's thoughts and experiences pertaining to life in our community.

In addition, Pooler City Council Members Karen Williams and Aaron Higgins will be in



attendance to talk with residents about issues facing Pooler, city plans and matters, and answer attendees' questions.

### COMMITTEE FAIR DESIGNED TO INCREASE INVOLVEMENT

At the May 6 committee fair, residents can visit the clubhouse to chat with board members about the various community committees that are currently seeking volunteer members.

Attendees can learn more about the four committees that have been established so far:

- Communication, which will focus on improving methods of communicating to and from the homeowners.
- Architectural review, which will focus on reviewing proposed exterior changes residents request to make to their property.
- Covenants/rules & regulations, which will focus on the review of existing

covenants and rules to improve the understanding and requirements, resulting in revised versions.

- Amenities - Open Space, which will focus on lagoons, landscape, common areas, and the dog park
- Amenities - Building Improvements, which will focus on programming, maintenance and identifying areas
- Activities and Events, which helps to plan, facilitate and staff community events and happenings

The work and time commitment varies depending on the committee and will be discussed as committees gain members and establish meeting times, plans and set goals.

If a resident is interested in forming a committee that has not already been listed, then he or she is welcome to propose the idea to the board, who will consider the possibility and may add a committee if the need is evident.

# TIPS FOR TENDING TO INDIAN HAWTHORN

## Content by provided by the Villages at Godley Station

Many homes in our community are landscaped with Indian Hawthorn shrubs. Several homeowners have reported problems with their Indian Hawthorns failing to sprout new leaves or only growing leaves on one side, making the shrubs appear dead from certain angles. If your Indian Hawthorn isn't full and green, here are some issues you may be dealing with, along with possible solutions.

Entomosporium leaf spot is the most

common disease of Indian hawthorn and typically appears after periods of frequent rainfall in the spring and fall. The first symptoms are tiny, round, red spots on young leaves. Slow the spread of disease by watering shrubs with drip irrigation rather than overhead sprinklers. Collect and discard fallen diseased leaves during winter, and then mulch the shrubs. Diseased shrubs may be sprayed with Daconil beginning when new leaves first appear in spring until early June. Spray every ten days during rainy spring weather, or every two weeks during dry spring weather.

A severe aphid infestation may lead to leaf distortion, leaf drop and poor vigor. Aphids

can often be removed simply by spraying the infested areas with a direct stream of water or by releasing predatory insects such as lady beetles at the base of the plant. Help prevent future infestations by avoiding the use of broad-spectrum insecticides in the garden, which kill predatory insects. You may need to clip off heavily infested areas of the shrub.

Age is also something to consider. Indian Hawthorn. The shrub grows at a medium rate, and, under ideal conditions, can be expected to live for approximately 20 years — which is roughly the age of most homes in our community. If your shrubs are dead, it's time to remove and replace them.

# SCENES FROM AROUND OUR



Residents of the Villages at Godley Station enjoy amenities, such as the dog park, as well as a wide variety of free community events, meant to help neighbors meet each other while spending quality time with their families. Some of the most recent gatherings included a very well-attended Trunk-or-Treat in October — featuring candy, free lunch, games and crafts — and the annual Holiday Party in December, which included a delicious buffet of heavy appetizers and a hot chocolate bar with plenty of sweet toppings.

# WONDERFUL NEIGHBORHOOD



SUBMIT  
YOUR  
*Photos* 

Did you take photos of families and residents having fun at one of our community events? Email them to our communications manager at [hollie.barnidge@godleyhoa.org](mailto:hollie.barnidge@godleyhoa.org) and we just might publish them in the next newsletter!



# WHAT'S NEW IN AND AROUND POOLER

The following list is not complete and businesses planning to open in Pooler are subject to change. You can always monitor the local Pooler Planning and Zoning minutes at [pooler-ga.us](http://pooler-ga.us) to find out some of the businesses that are being proposed and approved for our community.

## RECENT OPENINGS 2022-23:

- HotWorx Infrared Fitness Studio
- Clean Eatz
- Blue Moon Nutrition
- Gigi's Cupcakes
- Chatham Orthopaedic Associates
- Crumbl Cookies
- Hello Retail Therapy
- Stir Coffee Co.
- Pie Society (new location)
- The Crown & Anchor Pub
- Barbers of the Low Country
- Take 5 Oil Change
- Dogwood Pediatric Dentistry
- Garra Spas
- Budget Blinds of Pooler and Statesboro

## COMING SOON 2023:

- Skinny's Salads
- Dam Fine Cigars
- Dave and Busters
- Nara Revolving Sushi
- Big Shots Golf
- 912 Korean BBQ & Hot Pot
- The Toasted Yolk Cafe
- Mad Maggie's Brewpub

**PICTURE THIS**

Major motion picture and television projects filmed in Savannah



**AIR**  
This film follows the history of shoe salesman Sonny Vaccaro and how he led Nike in its pursuit of the greatest athlete in the history of sports: Michael Jordan.

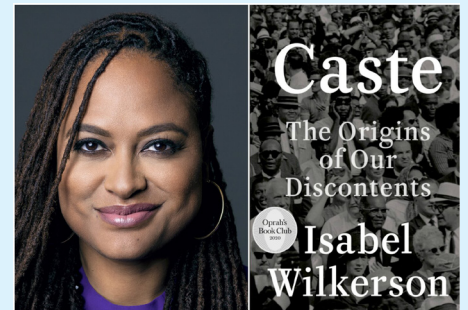
**Director:** Ben Affleck

**Starring:** Matt Damon, Ben Affleck, Jason Bateman

**Origin**  
This film chronicles the true journey of Pulitzer Prize winning author Isabel Wilkerson as she embarks on a quest to find the origins of injustice. Stricken by grief, Wilkerson turned her professional quest into a therapeutic one, trying to identify the nature of America's divisions.

**Director:** Ava DuVernay

**Stars:** Aunjanue Ellis





# DEALING WITH HOUSEHOLD MOLD

## A PARTICULAR NUISANCE IN HUMID CLIMATES, MOLD CAN DAMAGE PROPERTY IF NOT CLEANED QUICKLY

It's a problem mankind has battled since the dawn of time — controlling mold. It lurks in the corners and can cause major damage and nasty health issues. As long as moisture and oxygen are present, mold can grow indoors or out on virtually any organic substance, including wood, paper, carpet, insulation and food. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, especially if the moisture problem remains undiscovered or unaddressed.

It is impossible to eliminate all mold and mold spores in the indoor environment — especially in humid environments like ours in Southeastern Georgia. However, mold growth can be controlled by keeping moisture in check. Moisture control is key — mold cannot grow without it.

Left untreated, mold gradually destroys the material on which it is growing. Because molds produce allergens, irritants and toxins, they have the potential to cause a variety of health problems and can exacerbate existing conditions, such as asthma.

If mold is a problem in your home, clean up the mold and get rid of the excess



**It is important to clean mold from surfaces outside and inside your home with detergent and water before the material it is growing on becomes so badly damaged in must be replaced.**

water or moisture. If an area becomes water damaged, it is important to dry that space and any damaged items within 24–48 hours to prevent mold growth. Fix leaky plumbing or other sources of water to prevent recurrence. Wash mold off hard surfaces with detergent and water and dry completely. Absorbent materials (such as ceiling tiles and

carpet) that become moldy may have to be replaced.

For more information on how to clean up residential mold problems and how to prevent mold growth, download the Environmental Protection Agency's free publication, A Brief Guide to Mold, Moisture, and Your Home at [www.epa.gov/mold/pdfs/moldguide.pdf](http://www.epa.gov/mold/pdfs/moldguide.pdf).

**JOIN US FOR A BACK To SCHOOL BASH**  
SAT. AUG. 5 2023  
11 A.M.-1 P.M. AT THE COMMUNITY CLUBHOUSE

**ENJOY FOOD, KIDS GAMES & ACTIVITIES**

**Free back-to-school "swag bags" for kids!**

**FREE HOTDOGS, CHIPS, COOKIES & DRINKS**

Bean bag toss  
Sidewalk chalk  
Bubbles  
Face painting  
Jump rope

Come enjoy a free lunch with your family while meeting your neighbors! We'll have fun games for kids and free pencil pouches filled with school gear!

306 N. GODLEY STATION BLVD.  
GODLEYHOA.COM

Frozen sweet treats

SATURDAY, JUNE 24  
2-4 P.M.

Wow!

GOOD TIMES

Join us for a FREE

# ice cream social

Enjoy meeting neighbors

BRING YOUR FAMILY

FREE!



AT the HOA's Community Clubhouse

godleyhoa.com

SIGN UP TO HAND OUT CANDY THAT THE HOA PROVIDES! EMAIL HOLLIE.BARNIDGE@GODLEYHOA.ORG



CANDY • CRAFTS • GAMES • MUSIC  
NEIGHBORS • FOOD

# TRUNK OR TREAT

SATURDAY  
OCTOBER 28

COMMUNITY CLUBHOUSE  
3 P.M. TO 5 P.M.

Wear a costume or come as you are!

# COMMUNITY YARD SALE

Time to clean out those closets and garages ... and score some great deals!

8 a.m.-5 p.m.  
Saturday & Sunday  
Oct. 14-15, 2023



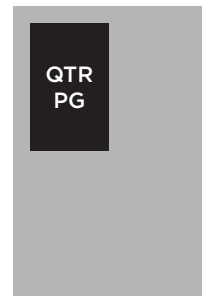
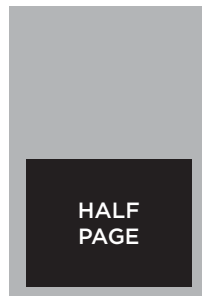
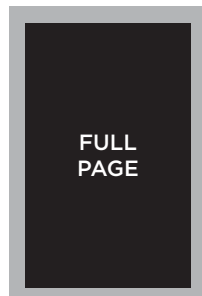
Anyone who plans to host a sale and would like signs to direct shoppers to your home, come by and retrieve one from the clubhouse front porch (behind the columns) the week before the sale. Please return the sign to the same place once the yard sale is over!

## ADVERTISE IN THE VILLAGES AT GODLEY STATION NEWSLETTER

In an effort to increase revenue for the HOA, we are now allowing advertising in our newsletter.

Next Issue: October/November - Fall/Winter Issue (Ad space reservation deadline: Sept. 5, 2023)

AD TYPE	AD SPECS	AD RATES
¼ Page (smallest ad available)	4.25" x 5.5"	Non-resident: \$100   Resident: \$80
½ Page	8.5" x 5.5"	Non-resident: \$150   Resident: \$120
Full Page	8.5" x 11"	Non-resident: \$200   Resident: \$160



For complete information on ad submission, format and guidelines, please contact the Communications Manager at [hollie.barnidge@godleyhoa.org](mailto:hollie.barnidge@godleyhoa.org) or visit our website at [godleyhoa.com](http://godleyhoa.com).

# GET INVOLVED TODAY!

## CONCERNED CITIZENS: CALL TO ACTION

**Do you have something to say about the way Pooler is being developed? Frustrated with traffic? Yet another repeat business opening up around the corner?**

Attend the POOLER CITY COUNCIL & PLANNING AND ZONING MEETINGS as often as possible and be a voice for our community – **there is strength in numbers!**

**CITY COUNCIL**  
meets at 6 p.m. on the 1st and 3rd Monday of each month.

**PLANNING & ZONING**  
meets at 3 p.m. on the 2nd and 4th Monday of each month.

Both meetings are located in the council chambers on the 3rd floor of Pooler City Hall. You can obtain the agendas for each meeting the Thursday prior to the meetings.

## JOIN ACTIVITIES COMMITTEE!

The HOA has formed an activities committee to help plan and organize more in-person events and gatherings for our community.

The committee will help put on things like the annual holiday party, trunk-or-treat, Easter egg hunt, and more. If you would like to volunteer to serve on this committee, your participation would be welcome! To offer your time and talents, please email hollie.barnidge@godleyhoa.org. Additionally, please reach out if you have an idea for an event you think your neighbors would enjoy.

PLEASE VOLUNTEER FOR THE

## ACTIVITIES COMMITTEE



**The girls and parents of Girl Scout Troop 30536 would like to express enormous gratitude for our amazing leaders for their incredibly hard work and tireless efforts to ensure a successful cookie season!**

# THANK YOU

**Ms. Christina and Ms. Amy!**



Looking for activities and options to keep your children engaged, entertained and happy this summer? Check out some of the fantastic summer camps available right here in Pooler!

- **Advanced Academic Academy's Turtle Creek Camp**  
For dates, times, rates and additional information, please visit [www.advancedacademicsacademy.com](http://www.advancedacademicsacademy.com)
- **Savannah Dance Co.'s Themed Summer Camps and Classes**  
For dates, times, rates and additional information, please visit [https://savannahdancecompany.com/?page\\_id=28598](https://savannahdancecompany.com/?page_id=28598)
- **YMCA of Coastal Georgia Day Camp**  
For dates, times, rates and additional information, please visit <https://www.ymcaofcoastalga.org/summerdaycamp>
- **Georgia Tech Savannah 2023 Summer Programs**  
For dates, times, rates and additional information, please visit [www.ceismc.gatech.edu/savannah](http://www.ceismc.gatech.edu/savannah)
- **Savannah Children's Theatre Full Day Theatre Camps & Live Performances**  
For dates, times, rates and additional information on SCT's Pooler camps, please visit [savannahchildrenstheatre.org](http://savannahchildrenstheatre.org).
- **Pinspiration's Pinterest-Inspired Art Camps**  
For dates, times, rates and additional information, please visit <https://pooler.pinspiration.com/calendar/>