



Resident Newsletter

Fall/Winter 2022

IMPORTANT DATES

2022 COMMUNITY EVENTS & HAPPENINGS *

OCT. 15-16	Community Yard Sale Weekend, 8 a.m.-5 p.m. (Rain dates are Oct. 22-23, if needed)
OCT. 29	Trunk-or-Treat/Halloween fun at the clubhouse
OCT. 31	Pool closes for the season
DEC. 11-17	Holiday Lights Contest voting week
DEC. 18	Annual Holiday Party at the Clubhouse, 4 p.m.

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

BOARD MEETINGS 2nd Wednesday of each month

NOV. 9	DEC. 14	JAN. 11
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The Villages at Godley Station
Property Management Information

Sentry Management
propertymanager@godleyhoa.com
912-330-8937

godleyhoa.com
Clubhouse address (no mail delivery):
306 N. Godley Station Blvd.
Pooler, GA, 31322
Office Address:
119 Canal Street, Ste. 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! These past few months have been some of the best in our wonderful community. Now that we've been able to plan get-togethers once again, our residents have enjoyed several celebrations over the spring and summer, including a Community Clean-up Day, an Easter Egg Hunt, an Ice Cream Social, and a Back-to-School Bash.

Thank you to everyone who attended these events and helped to make them special. We loved meeting so many families, and we hope you enjoy the photos of our festivities on pages 6-7 of this newsletter. If you haven't been able to make it out to one of our free community gatherings, please consider joining us for future events — starting with the Trunk-or-Treat & Halloween Festivities on Oct. 28.

In addition to the increase in community events, our HOA board has been working on other neighborhood-improvement plans, which you might have seen or heard about. Pool improvements are planned, and other upgrades have been recently completed.

Thanks for your patience during these changes and for your participation in our neighborhood's recreational opportunities. We value every one of our residents and look forward to seeing and getting to know you better. Enjoy this newsletter and continue to take pride in our remarkable community.



YOUR DUES & BOARD OF DIRECTORS *IN ACTION*



Over 1,000 residents came to get codes for their 2N Mobile Apps to access HOA amenities during our activation event at the clubhouse on April 2.

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:

- Replaced warped plastic stripping and door on neighborhood sign board in Copper Village
- Continued the work of the new Community Events Committee by planning and hosting four free neighborhood events.

- Implemented new, secure clubhouse and amenities digital access platform

- Pool drainage repair, installation of a new o-ring to repair a hydrostatic valve that caused a leak, replacement of the valve, and chemical application adjustments. Pool service was expanded from five days per week to seven.

- Energy-saving occupancy switches were installed at the clubhouse (lights will dim if no movement is detected in a room)

- A new grill was purchased and set up on the clubhouse patio for residents to use.

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

- Adding more aesthetically pleasing fencing and/or landscaping to surround the City of Pooler's pump/lift station on Pampas Drive.
- Purchasing 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
- Ongoing landscaping and beautification projects, including holiday-themed outdoor decor



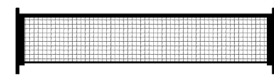
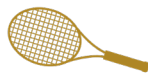
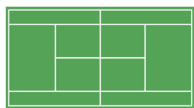
HOW DOES THE VILLAGES AT GODLEY STATION HOA STACK UP TO OTHERS?

The HOA board is updating the budget and reserve plan, as necessitated by the discovery of unplanned maintenance needs as well as the results of low interest rate returns over the past few years combined with growing inflation. Our community has been attempting to maintain our many amenities at a constant level of quality while holding dues to a minimum for several years. This has become difficult and has forced the board to delay needed maintenance and improvements. To help residents understand where our dues fall in comparison to nearby HOAs in the area, the board compiled this chart. As you can see, VGS provides the most amenities to residents and has the lowest dues.

Local HOA Amenities and Dues

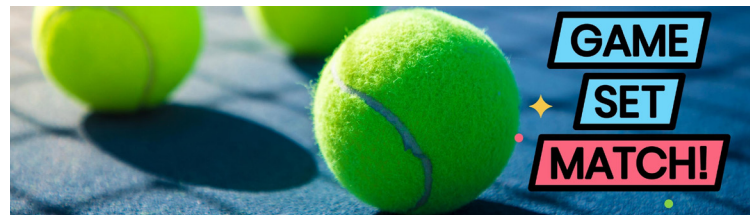
HOA	Dues Per Yr	Pool	Pool House	Club house	Tennis Courts	Fitness Center	Play ground	Others specific	Dog Park	Basket ball	Volley ball	Common acreage
Villages At Godley Station	\$550	✓		✓	✓	✓	✓		✓	✓	✓	300
Somersby	\$575	✓		✓			✓					35
Highlands, Cumberland Point	\$730	✓		✓	✓	✓						32
Ways Station	\$800	✓		✓				Fire Pit				15
Stonebridge (Berwick)	\$840	✓	✓		✓		✓			✓		35
Forest Cove	\$1,080	✓	✓				✓	Dock, Gated				10
Dunham Marsh	\$1,200	✓		✓		✓	✓					120
Coffee Pointe	\$1,260	✓		✓		✓	✓	Trails				11
Legacy Square (Berwick)	\$1,860	✓		✓			✓	Pavilion		✓		27
Village of Wild Heron	\$2,220	✓					✓	Trails				4

TENNIS COURT ETIQUETTE TIPS



The community tennis courts are one of our HOA's most popular amenities, giving residents of all ages a chance to enjoy some outdoor exercise and fun with their families. By following a few simple guidelines, tennis court patrons can help to ensure an enjoyable experience for themselves and their neighbors.

1. When people are waiting for a court, the general guidelines for usage are 45 minutes for a singles match and 1 hour, 15 minutes for a doubles match.
2. Courts are for Villages at Godley Station residents and their guests.
3. Please do not sit, lean or climb on the nets or straps.
4. Please place tennis ball cans and other debris in the trash receptacle provided.
5. No food, glass containers or alcoholic beverages are allowed on the courts.
6. Please refrain from using profanity, especially if families and



7. Be courteous — if your ball goes into another court, wait for the other players to finish the point before collecting it.
8. Be careful. Don't walk behind or across another court during a point.
9. Proper footwear is required.
10. Bikes, skateboards, scooters, skates, lawn chairs, pets or anything else that might damage the surface of the courts is not allowed.

HOA LOOKS TO DO MORE DIGITALLY

TECHNOLOGY COULD SPEED UP PROCESSES AND SIMPLIFY COMMUNICATION

The Villages at Godley Station's HOA is looking into more digital solutions that could streamline neighborhood communications, Architectural Review Committee submissions, reporting procedures, clubhouse reservations and more. The board is upgrading its system for internal communications, which may also allow for an online platform that will permit residents to weigh in more easily on issues that affect the community as a whole, offer input and suggestions, submit questions, and message board members.

Though more research is necessary to determine the cost, feasibility and level of worked involved with implementing a platform of this nature, the board is committed to identifying a

way to reach residents while keeping them better informed of the issues facing the community, upcoming events, work being done and more.

HOA Board President Ken Baldwin is envisioning the system of communication as a way for neighbors to engage with each other and access information as needed.

"We want to hear from residents more when it comes to the things they'd like to see in our community, which will help the board better focus our energy and the HOA's budget. For example — and this is just a completely hypothetical example to give an idea of what I'm talking about — let's say it turns out the majority of the community doesn't want the volleyball court and they feel the upkeep and maintenance on it is a waste because they'd rather have a covered pavilion with picnic tables in that area. Well OK, it would be helpful for us to know that so we could take the funds we've always used on the volleyball court and funnel them into procuring something new and different that residents might enjoy more," Baldwin said.

In addition, the president pointed out that such a platform could make it easier for residents to access existing opportunities to



better utilize amenities, such as clubhouse rentals.

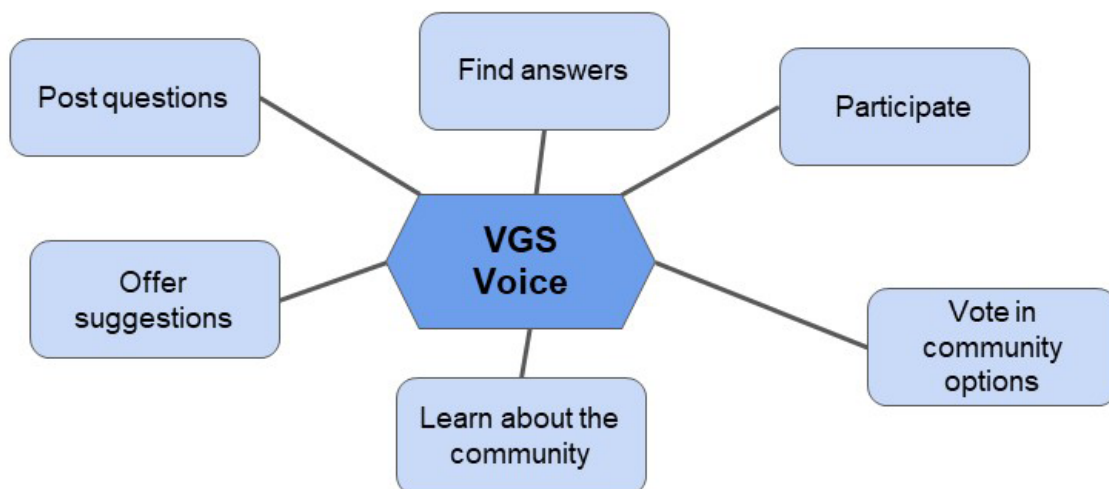
"Another example — we could have it so that HOA members submit their rental requests through an automated process, and an online calendar accessible to everyone would display the dates on which the facility is available for rental. There would be no having to email anyone ahead of time to check on availability or mailing a deposit check to reserve your date. It would all be online in one place," Baldwin said.

Effective HOA management requires modern solutions,

and embracing technology — especially given its widespread availability — is a good option for improving productivity and streamlining operations. The HOA does realize that some residents of the community might not be excited by the potential introduction of additional technology. Given that fact, it's not the HOA's intention to move swiftly or implement complex protocols and programs that will pose challenges. Any technological shifts in HOA operations will be well thought-out and gradual to reduce any possible frustrations.

The Voice of the Community

A community access forum would let members and residents gain information, voice their opinions, hear from the association and participate in guiding HOA decisions



HOA BUDGET: HOW IT ALL WORKS

OPERATING FUNDS, RESERVE FUNDS BOTH FACTOR INTO THE ORGANIZATION'S FINANCIAL HEALTH

Every January, the Villages at Godley Station's Homeowners Association holds its annual meeting and budget presentation. During this meeting, the board treasurer presents the budget to the members of the community who choose to attend the meeting, which is open to all members. Members see the budget and have the opportunity to ask questions. The board always welcomes residents to sit in on the annual meeting, which is held virtually, and participate in the discussion. However, it's understandable that not everyone's schedule permits attendance, so a quick delve into how the budget works may prove useful.

USING OPERATING FUNDS

An operating fund is used to finance the HOA's daily expenses, which includes paying for property management, maintenance of shared spaces, security and janitorial services, legal and office expenses, and insurance premiums some examples of how the VGS HOA uses operating funds are:

- Regular swimming pool maintenance
- Cleaning the clubhouse
- The HOA's contract with Sentry
- Landscaping and mowing the grass in shared greenspaces
- Lagoon maintenance to avoid algae and bacterial overgrowth, flooding, and keep weeds at bay.

USING RESERVE FUNDS

The reserve fund is a form of saving account specifically for deferred maintenance and improvements of associations assets. These funds are managed base on a reserve study that maps out the required maintenance, replacement or improvement of the community's assets over time. Replacement or improvement of the community's assets over time. The current VGS reserve study spans 30 years from 2018 out through 2048. It is divided into three sections: Property Site Elements; Clubhouse Elements; Pool Elements. Each element has a specific line item naming the asset and scope. The full study provides details related to the element initial condition and considerations for maintaining or improving their condition.

The board from the prior year reviews the reserve plan with consideration of the current asset conditions to determine what maintenance or improvement projects will



need to be addressed in the coming year. These items are highlighted in the budget plan and when the budget is approved, the funds are transferred from the reserve funds into the operating budget.

It is possible the implementation of projects may involve elements and planning that span multiple budget years. A good example of this is the pool renovation. With a project as large as this one, the board began planning several years ago. These plans have resulted in a concept design to upgrade the overall pool facility.

The design gave the community the opportunity to address large maintenance issues such as the concrete deck, where ground settling and joint expansion have created problems that will not allow the board to simply patch minor cracks and reattach expansion strips. The pool, built in 2000, is now over 20 years old. There have been several safety enhancements introduced since that time that need to be incorporated into our facility.

Reserve funds also address replacement of equipment such as treadmills in the gym or security cameras, pool pumps, and other elements that wear out or become outdated with time.

The combination of the yearly operating budget and the reserve funds address the day-to-day operations and anticipated financial obligations that will arise in the future.

There are also unexpected expenses that must be mitigated wherever possible, by insurance policies with deductibles covered by maintaining a suitable surplus of funds. These include weather events such as the lightning strike in 2021 that damaged the security system, HVAC units, pool chemical feed system and several other electrical devices. Vandalism, has cost the community tens of thousands of

dollars over the years. These expenses not only include damage to gates and fences, drinking fountains and clubhouse interiors, but they also include excessive littering and dumping of debris in our common areas that the community pays to have removed.

We all must think of the HOA as the nonprofit business that it is. As co-owners of a half-million dollar business, we each have a stake in getting the most out of it by ensuring it runs efficiently. When we do not maintain our properties or don't pay our dues on time, it costs each of us funds to process violations and send out notices to ensure we are addressing our goals as a community. The added expenses of violations, vandalism and late payments drain funds from ourselves, which in turn adds to the cost of our HOA. As the costs of operations rise, services and materials suffer inflation, our aging assets require a higher cost of maintenance, there will not be sufficient funding to address the required cost.

Each year the dues are allocated in the budget to contribute to the reserve fund plus the operating budget for that year. If under-funding causes maintenance to lag, the facilities succumb to disrepair and would significantly lower their benefit to the members, as well as the property values in our community. The goals of the HOA center around small contributions by all members, which allow our association to provide all members with beneficial assets that few — if any — of us could afford as individuals. The board members strives to resolve issues and carry out necessary tasks in a timely manner without burdening residents with additional costs.

We look forward to the community's support of the efforts to reduce cost in obtaining our goals.

BEHIND EVERY GREAT COMMUNITY ...

A COMMUNITY AT PLAY



SPOTTED AROUND THE NEIGHBORHOOD

RESIDENTS AND
FAMILIES ENJOY ALL
THE VILLAGES AT
GODLEY STATION
HAS TO OFFER.



TOP RIGHT and CENTER RIGHT: Residents pitch in to help tidy up the neighborhoods during the spring Community-wide Cleanup Day. ABOVE and RIGHT: The community Ice Cream Social was a success, with our activities committee serving treats to hundreds of residents.

ARE COUNTLESS GREAT PEOPLE!



TOP LEFT, MIDDLE LEFT and ABOVE: Residents had a blast at the HOA's Back-to-School Bash in August, where they lunched on free hotdogs, chips, cookies and drinks; played games; got their faces painted; and went home with complimentary school swag bags.



TOP LEFT, LEFT AND ABOVE: The HOA's Easter Egg Hunt in April brought out lots of happy little residents eager to find hundreds of treat- and toy-filled plastic eggs on the playground. Attendees also enjoyed free snacks and drinks.



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 to find out some of the businesses that are being proposed and approved for our community.

RECENT OPENINGS 2022:

- Buff City Soap
- Naan Appetite (new location)
- LVL Up Pizza & Arcade
- Boston's Restaurant & Sports Bar
- iCell Repair (new location)
- Tin Drum Asian Kitchen
- Southern Nutrition
- Tom Triplett Dog Park
- DelSur Taqueria & Cantina
- The Center for Women's Health - Coastal Imaging
- DreamArk Klost
- Tallest iMAX in the world at Royal Cinemas 14
- Top Shelf Ammo
- Halo Salt Studio & Spa
- Chick-Fil-A (second location, near intersection of Pooler Pkwy. & I-16)

COMING SOON 2022-23:

- Wild Ginger
- TheCut Barbershop
- Noble Roots
- HotWorx Infrared Fitness Studio
- Clean Eatz
- Harbor Freight
- iFLY
- The Crossings at Godley Station (retail development park)



PICTURE THIS

Major motion picture and television projects filmed in Savannah



A Jazzman's Blues

This film follows an investigation into an unsolved murder, unveiling a story full of forbidden love, deceit, and 40 years of secrets and lies against a soundtrack of juke-joint blues.

Director: Tyler Perry

Starring: Ryan Eggold, Milauna Jackson and Solea Pfeiffer

The Pain Hustlers

Dreaming of a better life for her and her young daughter, Liza Drake, a high-school dropout, lands a job with a failing pharmaceutical start-up in a yellowing strip mall in Central Florida ... not knowing that she will soon be in the middle of a criminal conspiracy.

Director: David Yates

Stars: Emily Blunt, Chris Evans



NEARBY AIRPORT RUNWAY HOME TO GRAVES

FAMILY DID NOT WANT TO MOVE ORIGINAL OWNERS OF LAND WHO ARE BURIED THERE

By Jean Williams

Resident of the Villages at Godley Station

The Savannah Airport is the second-largest airport in Georgia and the state's second-busiest, after Hartsfield-Jackson Atlanta International Airport. It was first built during WWII as a military airport on land farmed and owned by the Dotson family. This land was chosen because it was the highest location in Chatham County with an altitude of 50 feet above sea level in an area then known as Cherokee Hills. At the time, it was typical for farming families to have cemeteries on their land, as was the case for the Dotson family, whose cemetery held more than 100 graves.

In the 1980s, the Savannah airport began to expand the runways and facilities, which necessitated the relocation of the graves to complete the project. However, the Dotson family refused to allow the graves of Richard and Catherine Dotson to be moved because their wish was to stay buried on the land they



The parallel markers in Savannah/Hilton Head International Airport's 10th runway are the graves of Catherine and Richard Dotson, the two original owners of the land on which the airport was later built.

had worked so hard to protect. So, the airport leaders respected the family's wishes and did not relocate them. The graves were paved over, and two grave markers for the Dotsons were placed into Runway No. 10, which can be seen along the north side of the strip.

These graves embedded in the runway have led to ghost stories shared by airport personnel who claim to have seen figures appearing just after sundown, but no specific occurrence has ever been documented. The

graves remain the only ones in the world to be embedded in an active airport runway.

The Savannah Airport is a wonderful asset to the city and all of Southeast Georgia. Earlier this year, it was voted the #1 Best Domestic Airport in Travel + Leisure's World's Best Awards 2022. For five consecutive years before that, the airport was ranked among the Top 10 Domestic Airports in Travel + Leisure's World's Best Awards.

Source: Savannahairport.com

The Villages
AT
GODLEY STATION

HALLOWEEN
TRUNK OR TREAT

PLEASE BE A PART OF THE FUN! EMAIL COMMUNICATIONS@GODLEYHOA.COM IF YOU'D LIKE TO PASS OUT CANDY!

3-5 P.M.
AT THE CLUBHOUSE
306 N. GODLEY STATION BLVD.

Saturday
OCT.
29

STOP BY IN YOUR COSTUMES TO GET SOME SWEET TREATS FROM YOUR NEIGHBORS!

THE VILLAGES AT GODLEY STATION'S

2022 HOLIDAY LIGHTS DECORATING CONTEST

THIS YEAR'S CATEGORIES ARE:

SANTA'S FAVORITE: Best display that has an organized appearance or theme.

GRISWOLD AWARD: Because you can never have too many lights! Think National Lampoon's Christmas Vacation!

FROSTY'S RECOGNITION: Best use of holiday characters (Frosty, Santa, Mrs. Claus, Rudolph, Buddy the Elf, etc.).

BEST USE OF NON-LIGHTING DECORATION: Holiday wreaths, garland, ribbons and bows.

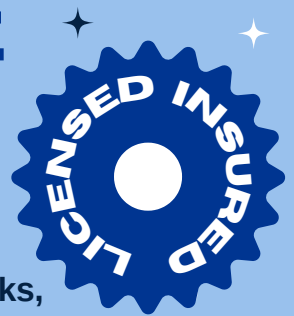
BEST USE OF ANIMATION: Moving, spinning or rotating décor that brings your Winter Wonderland to life.

HOW TO ENTER:

Simply decorate your house! Then check out all the contestants, and click the link to vote for your favorite homes online. The online voting is fill-in-the blank, so voters may type in the addresses of their favorite houses for each category. Voting will take place the week of Dec. 11-17, 2022.



PROFESSIONAL PRESSURE WASHING



Villages at Godley Station residents get 20% off of exterior house washes, driveways, sidewalks, fences, patios and pool decks!

Now offering an exterior window cleaning solution to makes your windows shine!

CALL
912-844-3774
TO SCHEDULE
A CLEANING!

Serving our area for over 13 years!





The Villages at Godley Station's triannual

COMMUNITY YARD SALE

It's time to clean out those closets and make some space in your home before the holidays!

OCT. 15-16, 2022 • 8 AM TO 5 PM
THE ARBORS & COPPER VILLAGE

ANYONE WHO PLANS TO HOST A SALE AND WOULD LIKE SIGNS TO DIRECT SHOPPERS TO YOUR HOME, COME RETRIEVE ONE FROM THE CLUBHOUSE FRONT PORCH (BEHIND THE COLUMNS) THE WEEK BEFORE THE SALE. PLEASE RETURN THE SIGNS TO THE SAME PLACE ONCE YOUR SALE IS OVER.

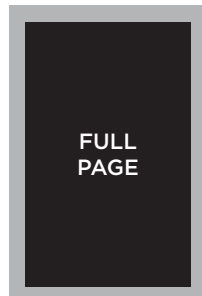


ADVERTISE IN THE VILLAGES AT GODLEY STATION NEWSLETTER

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

Next Issue: April/May - Spring/Summer Issue (Ad space reservation deadline: March 6, 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 communications@godleyhoa.com or visit our website at godleyhoa.com.



THANK YOU POOLER

for voting us **Best Childcare!**



CAMERA ACCESS

Through a partnership with "Watch Me Grow," parents have camera access to their child's classroom. Each classroom has two cameras so parents can get a peek at their little one any time throughout the day. We believe in open access throughout the day, which gives parents piece of mind.



PARENT COMMUNICATION

With the Procare Parent connect, parents communicate with the teaching staff in real time to receive updates about classroom activities, program happening and photos of your child at play and learning.



CONTACTLESS CHECK IN & OUT

We provide a QR code for parents to scan with their cell phones to check their children in and out of the program.



SIGN UP & STAY CONNECTED

Sign up for our program at angellearningcenter.com under the Register Now section and Savannah/Pooler. Or check out our Facebook page to see what we do throughout the day.



ANGEL LEARNING CENTER is an accredited private learning center that provides a premier early education and child care experience for children and families. Our Owners, Leadership Teams, and School Staff partner with parents to help build the right foundation for future learning and in life.

912-228-8228
www.angellearningcenter.com

178 Basswood Dr., Savannah GA 31407
(located in the Highlands Area of Savannah)