

MONTHLY HOA NEWSLETTER

MAY 2026



GODLEY STATION

www.godleyhoa.com



Update on Accessing Amenities

The HOA board is actively working to improve the process and prioritize resident convenience

The HOA Board would like to provide an update regarding the community's amenities access system and upcoming improvements.

As many residents know, the association's previous swipe-card system was permanently damaged by a lightning strike and required full replacement. After evaluating replacement options, the HOA transitioned to a mobile-based access platform designed to improve long-term security, simplify administration and modernize amenities access across the community.

We understand that the transition has not been seamless for everyone. Over the past several years, multiple system upgrades,

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IMPORTANT

Reminders

7 p.m. Thursday, June 18, 2026:
Monthly HOA meeting, held virtually
To join the meeting, click [here](#)

5 p.m. Saturday, Aug. 15 : Bingo Night. Come enjoy some friendly competition, prizes, great food and drinks, and lots of fun with your neighbors!



NEWS & UPDATES IN THIS ISSUE

Page 2: Selling your home? Please finalize with the HOA

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Page 5: Details on the HOA's Aug. 15 Bingo Night

HOA's Community Pool Party made a splash! Pics on page 3

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Amenities guidelines and reminders

app changes, and large-scale smart device registrations have created frustration and confusion for some residents. We also recognize that delays in support and PIN-code assistance have added to that frustration, and we appreciate everyone’s patience as these issues continue to be addressed and the smart device registration process continues to be improved and streamlined.

The Board, Sentry Management and our security vendors have continued working through technical challenges and implementation delays, and we are now approaching the rollout of the upgraded Unifi Endpoint App system, which is expected to significantly improve reliability and overall user experience moving forward.

The Board understands these process and technology changes can sometimes be frustrating, but they are also part of the system’s security protections intended to help prevent unauthorized amenities access and misuse. Since implementing electronic access controls, the community has experienced fewer issues involving vandalism, damaged gates/fencing and unauthorized use of amenities.

As we move into the next phase of upgrades, additional information and instructions will be distributed to residents to help make the transition as smooth as possible. We sincerely appreciate everyone’s patience and cooperation as we continue improving the system and working toward a more reliable long-term solution for the community.

Thank you,
The Villages at Godley Station HOA Board

ClickPay ACH Fee Update

Residents who use ClickPay for online HOA payments should be aware of an upcoming change to the platform’s ACH payment fee structure.

Beginning June 1, 2026, ClickPay – the third-party payment processing vendor used by Sentry Management – will apply a \$2.95 convenience fee to ACH payments. According to ClickPay, the change will address increases in payment processing, administrative, and operating expenses.

Homeowners registered with ClickPay may have already received an email notification on this update. The new fee will appear in users’ ClickPay profiles and during the payment confirmation process after June 1.

Residents who would like to review or update their payment methods are encouraged to log into their ClickPay accounts directly.

Remember to settle all HOA matters when selling your home

If you’re selling your home, there are a few important steps to take to ensure a smooth transition and stay in good standing with the HOA:

1. Notify the HOA

The first and most important step is to [inform Sentry](#), our community management company, about your plans. Let them know you’re moving and provide the contact information for the new owners or tenants. This helps keep our records up to date and ensures new residents receive the information they need.

2. Settle Any Outstanding Dues

Before listing your home, make sure all HOA fees, fines, or dues are paid in full. Unpaid balances can delay the sale, reduce your profits, or in some cases, be passed on to the buyer. A lien may even be placed on your property, affecting your ability to transfer ownership.

3. Disclose HOA Membership to Buyers

Sellers are legally obligated to inform potential buyers that the home is part of an HOA. They will need to follow the same community rules and pay dues. Directing them toward helpful resources on our website, including [governing documents](#), [community rules](#), [current fees](#), and information about [amenities access](#) – can help new owners start off on the right foot.

4. Be Prepared and Organized

Gather all HOA-related documents ahead of time to share with your real estate agent or buyer. If you’re moving, give your movers clear instructions to avoid blocking drive-ways or damaging common areas.

By following these simple steps, you can make the process of selling or renting out your home seamless – and leave on a positive note.



New & pending businesses

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:

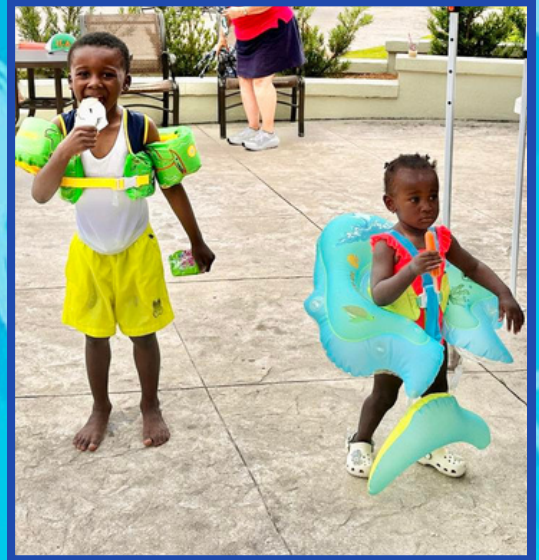
Recently opened

- Sephora
- Dalkom K-Dessert Cafe
- Ember Lotus
- MooBongRi Korean BBQ

Opening soon

- Bagel Dock Express – June 6
- Sandbox VR

POOL PARTY FUN!



HURRICANE

PREPAREDNESS GUIDELINES

Hurricane season has begun - ensure you're ready with everything needed to keep your family safe!

Hurricane season begins June 1, and with it comes the need for every resident to be informed, prepared, and proactive in protecting their home and family. Whether you're a new homeowner or a long-time resident, understanding your flood risk and knowing how to prepare can make a big difference.

Know Your Flood Zone

Flooding is one of the most common and costly risks during hurricane season—especially in coastal areas like ours. Use FEMA's official **Flood Map Service Center** to check your property's flood zone status:

[FEMA Flood Map](#)

You can also explore your risk and insurance options through **FloodSmart.gov**: [What's My Flood Zone?](#)

Chatham County Flood History

Chatham County has experienced numerous flood events over the years. To understand how flood patterns have affected our area, review the National Flood Insurance Program's historical claims data:

[Chatham County Flood Claims Data](#)



Create an Emergency Kit

Prepare an emergency kit with:

- Non-perishable food and water for at least 3 days
- First aid supplies and medications
- Flashlights, batteries, and a battery-powered radio



Protect Your Home

- Secure windows and doors with storm shutters or plywood
- Bring in outdoor furniture and secure loose items
- Trim trees and shrubs to minimize damage



Know Your Evacuation Zone & Plan

- Learn your community's hurricane evacuation routes
- Follow the instructions of local officials during an evacuation order
- Have a plan for your family and pets, and ensure everyone knows it



Stay Informed & Connected

- Charge all electronic devices and have backup power sources
- Keep up with local alerts and weather updates through sources like the National Weather Service, Chatham Emergency Management Agency (CEMA), and your preferred weather app.

By staying informed and taking the right steps now, you can reduce risks, protect your property, and help our entire community stay safe this hurricane season.



BINGO GAME NIGHT



Join us for a fun evening of neighborly camaraderie, free appetizers, and the thrill of the win at Bingo! Prizes will be awarded to winners. Attendees can bring their beverage of choice to enjoy, and are welcome (but not required) to make a snack to share. Adults only please.



PRIZES | FOOD | FUN



Saturday, Aug. 15, 2026
5 p.m.-7 p.m.



Clubhouse at 306 N.
Godley Station Blvd.



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