# The Villages AT GODLEY STATION

Resident Newsletter

Spring / Summer 2019

## IMPORTANT DATES

| TIMELINE FOR RULES & REGULATIONS PROCESS | |
|---|---|
| **MAY** 3 | Initial Draft of Rules & Regulations to Board for Initial Review |
| **MAY** 8 | Board Meeting - Discussion / Suggestions / Changes |
| **MAY** 17 | 1st Draft Rules & Regulations Posted Online for Residents Review |
| **JUN** 5 | Resident Feedback Meeting #1 at Clubhouse 7pm |
| **JUN** 8 | Resident Feedback Meeting #2 at Clubhouse 7pm |
| **JUN** 28 | 2nd Draft Rules & Regulations Posted Online for Resident Review |
| **JUL** 12 | Final Cut-off Date for All Feedback |
| **AUG** 2 | Board Publishes Final Version of Rules and Regulations Document |

| COMMUNITY EVENTS | |
|---|---|
| **APR** 1 | Pool Opening Day (weather permitting) |
| **JUN** 8 & 9 | Community Yard Sale \| Extended Yard Sale Hours 8am-5pm |
| **OCT** 19 & 20 | Community Yard Sale \| Extended Yard Sale Hours 8am-5pm |
| **OCT** 31 | Pool Closing Day (weather permitting) |

**BOARD MEETINGS** 2nd Wednesday of each month

| MAY | JUN | JUL |
|---|---|---|
| 8 | 12 | 10 |

Welcome Godley Station residents! It has been an incredibly busy year for the HOA. There have been many accomplishments, improvements, fixes, additions and process improvements all done to benefit our residents so we hope you are noticing! This year is as busy as ever as the HOA Board works hard on your behalf all while keeping your dues from increasing for a second straight year! The state of our HOA is strong and healthy!

It is truly amazing to look around our beautiful neighborhood and see the diverse residents that make up our community. We are proud to serve you as our neighbors, we look forward to another great year and, as always, are so thankful for your support!

Remember to sign up for e-mail updates by registering on our website at **godleyhoa.com**. This helps to keep your online account and contact information up-to-date while keeping you informed on important HOA business. In addition, please sign up to receive notifications from our Facebook page (**facebook.com/godleyhoa**) and register at **Nextdoor.com** (*Villages at Godley Station neighborhood)* to stay up-to-date on all the latest news and events going on within the neighborhood.

**PAM GLENDINNING**
Property Manager
**(912) 631-0606**
propertymanager@godleyhoa.com
godleyhoa.com
Hours: Monday - Friday
9am - 5pm

Street Address:
306 N. Godley Station Blvd.
Pooler, GA, 31322

Mailing Address:
P.O. Box 646
Pooler, GA 31322

MEET YOUR

# *2019 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.

## SHANE TURNER, 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)

## KAT SCANDURA, VICE PRESIDENT & COMMUNICATIONS DIRECTOR

*The Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President. The Communications Director is responsible for:*

- Handling all Communications on behalf of the Association to the residents
- Communications Director 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

## SIMÓN COLMENARES, 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

## BILL PILCZUK, 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

## ALISON MAHONEY, COVENANTS / BY-LAWS DIRECTOR

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

## BEVERLY HOLBROOK, MEMBER-AT-LARGE

*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.*

## BARRY EDWARDS, ARCHITECTURAL REVIEW COMMITTEE

*Regulates the external design, appearance, use, location, maintenance and improvements for all property in the Villages at Godley Station HOA. The Chair is appointed by the Board as a non-voting member.*

## HOLLAND, HENRY, BARNHILL & BRETT

*Accounting Firm*

## NICKI LUNDY

*Bookkeeper*

## MCCORKLE & JOHNSON LLP

*HOA Legal Team*

## NOMINATIONS CHAIR – POSITION CURRENTLY OPEN

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.

## YOUR DUES & BOARD OF DIRECTORS

# *IN ACTION*

**There have been so many amazing projects, improvements and additions to our community over the past year. Here is just a partial list of how your HOA dues and the hard work of the board members have helped to make our community a wonderful place to live. A shout out to all current and past board members who have dedicated their time and talents to these accomplishments:**

- After a decade with no changes, a total overhaul and update of the Covenants and Bylaws that govern our community were completed. A final hard copy of these important documents will be mailed to each homeowner in 2019.
- Maintained a consistently healthy and positive cash flow budget without raising HOA dues for a 2nd straight year
- Implemented new and tougher procedures for collecting back dues. The efforts have resulted in the collection of tens of thousands of additional back dues owed to the HOA.
- Completed a 2018 Reserve Study (hard copy available for review at the office) which included projections through the year 2048
- Landscaping / Beautification efforts have been made all over the community including adding plants, trees and flowers around the entrances of Copper Village and The Arbors; Repairing, cleaning up, repainting and improving foliage at The Arbors Sign; Installing new sod, sprinklers, mulch at the lagoon at Arbor Village Drive; Cleaning, pruning and creating uniformity in all of the neighborhood circles; Removing dead trees and shrubs where needed; Pool landscape updates.
- Increased Neighbor Participation in Litter Clean-up Efforts / Neighborhood Clean-up Days
- Tennis Court resurfacing
- New Gym Equipment
- Refresh of Playground area
- Basketball Courts Repainted / Nets replaced
- Pool and Pool Deck Repairs
- Refresh of Volleyball Court
- Refresh of Dog Park
- New Flag Installed
- Sign Renewal Project (many signs throughout the neighborhood have been added and/or updated/refreshed)
- Clubhouse Trash Dumpster Fencing Project Completed
- Gate Project / Vendor Access – North Godley Station Blvd. Completed
- Numerous Gate / Fence / Lock Repairs and Replacements throughout the Recreation Complex
- Overall Improved Communications, Newsletters, Homeowner Feedback and Participation, Event Survey
- Stucco and Sidewalk Repairs at Clubhouse

**Below are some upgrades/maintenance/projects either in the process of being completed or are being considered for future implementation:**

- Completion of Rules & Regulations Documents
- Installing New State-of-the-Art Security System at the Recreation Complex
- North Godley Way and Forest Lakes Drainage Improvement Project
- Gate Project – Cell Tower Magnolia Drive
- Lagoon Beautification Project – Nandina Way
- Hiring a Communications Manager
- Installing Speed Radar Signs
- Hospitality and Community Building Events for our Residents
- New Electronic Message Boards
- Pool Deck Replacement
- Resurfacing / Repair Asphalt Clubhouse Parking Lot
- New Water Fountain to be Installed near Playground/Courts
- Kiddie Pool – Replace Broken Water Sprayer Feature
- Wheelchair Access Ramp at Clubhouse
- Pool Lighting Updates
- Remedy Pond Erosion Issues at Various Lagoons
- Ongoing Landscaping/Beautification Projects - Godley Way/ Benton Blvd. Entrance, Various Lagoons, Cul-de-sac Circles, Arbors Circle, Clubhouse, Entrances to Copper Village and Arbors Circle and much more!

# HOA BUSINESS

## RULES & REGULATIONS DOCUMENT

The HOA Board is in the process of creating a list of Rules and Regulations to help govern the association. These directives are separate from the Covenants because they are prone to ongoing updates due to things like changes in local laws, outdated requirements and homeowner feedback. It will include things like shed requirements, pool rules, trash disposal, parking, etc. The HOA Board will be creating this document using the same process that was used to update the Covenants and Bylaws by soliciting and including feedback from homeowners. Please refer to the timeline on the cover of the newsletter for important dates during this process. Although these Rules and Regulations will have the same status of law and enforceability, they will not supersede or change the Covenants or Bylaws in any manner. All of the rules and regulations may be added to or changed at any time by the Board of Directors with due notice. Your participation and feedback in this process will be key, so please take the time to review them once they are made available and submit any feedback, comments, suggestions or changes you wish to see to covenants@godleyhoa.com. Not every suggestion or request may result in a change, but be rest assured that all feedback submitted to the Board will be reviewed and considered.

## COMMUNICATION IS KEY

The HOA Board understands the importance of transparency and communication and we are always working on solutions to improve both so that our residents have the confidence and trust that we are working hard on their behalf and in the best interests of our community. In an effort to improve and streamline all communications related to the HOA, the Board of Directors has approved two major milestones:

**1) HIRING A PART-TIME COMMUNICATIONS MANAGER:**
To handle the overwhelming amount of communications work involved with our HOA, the Board approved the hiring of an independent contractor to manage all communications on behalf of the association and our community. This will include our electronic and social media accounts, direct mailings, newsletters, community signage, vendor management etc. Help Wanted ads were placed on social media and various recruiting websites over the last couple of months. The Board is currently reviewing applications and will be hiring a qualified individual in the near future!

**2) IMPLEMENTATION OF NEW ELECTRONIC MESSAGE BOARDS:**
We will be rolling out new electronic message board signs in the coming months. These signs will be replacing the tired and outdated message boards with removable letters. A total of three signs are planned to be installed: (1) Godley Way/Benton Blvd. exit, (2) Copper Village entrance (3) The Arbors entrance. These signs will greatly improve communications with our residents by allowing the board to easily post upcoming events, important reminders and even emergency messages. We will be able to program them remotely greatly reducing manual labor from the administrative staff. We are currently working on logistics regarding exact placement, final design and electrical needs.

These HOA investments will pay off many times over by allowing us to keep our residents engaged and informed.

## SPEEDING ISSUES UPDATE

The HOA Board has been working tirelessly to figure out a solution for our speeding problems. Everyone can agree that safety is of the highest priority for our residents and it is imperative that we implement a solution as soon as possible.

• The HOA contacted the City of Pooler to work on a solution. The Pooler Police conducted a speeding survey of our neighborhood focusing on the three worst offending areas - Godley Station Blvd. near the clubhouse, Arbor Village Drive/Godley Way and Pampas Drive. The survey revealed we had what the police deemed a "moderate" speeding problem. The survey results were published in our last newsletter.

• The HOA immediately began working on a solution. We looked at speed bumps, roundabouts, adding additional stop signs, increasing patrols and speed radar signs. After exhaustive research and considering all limitations (mainly due to our streets belonging to the City of Pooler), the HOA has determined that speed radar signs are the best deterrent for our speeding problem and here's why:

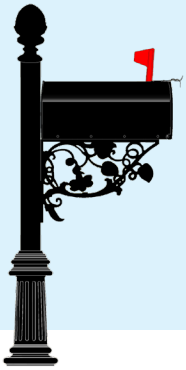
- Studies repeatedly show that when alerted by a radar sign, speeders WILL slow down up to 80% of the time. Typical average speed reductions are 10-20%, and overall compliance with the posted speed limit will increase by 30-60%.

- Results have shown that they are effective both short and long term.

- Radar signs equipped with traffic data collection capabilities can provide information on the number and average speed of cars passing by during various times throughout the day. By comparing this data over time, city officials can confidently quantify the effectiveness of the signs.

- The City of Pooler will not allow speed bumps. Speed bumps are now considered antiquated due to their high maintenance costs and many negatives because they are noisy, cause wear and tear on cars and are difficult for passengers with physical ailments, slow emergency vehicles, lower home values and increase emissions.

• The goal was to install speed radar signs at all of the locations where speeding is of most concern. We would like for them to be permanent additions to our neighborhoods (they would look nice and blend in with other signs). We are currently working with the City of Pooler to implement these signs, but city approval and other limitations are slowing our progress. In the meantime, you may have noticed some temporary speed radar signs and additional patrols from the Pooler Police. These methods have resulted in a decrease in speeding already. So stay tuned, be safe and please ***SLOW DOWN!***



# NEW MAILBOX VENDOR

The HOA has negotiated new vendor pricing for the replacement of damaged or unsightly mailboxes. GoAtlas offers prices much lower than our previous vendor and their mailboxes are virtually identical to our current ones. You can visit our website at **godleyhoa.com** for more information or click on the link below to take you directly to the ordering page. Residents are already raving about the easy process and great service! Remember, you are responsible for maintaining your mailbox, so if it needs a fresh coat of paint or is damaged and needs to be replaced, please take care of it right away.

***goatlas.com/product/copper-village-mailbox-and-post***

## HELP WANTED

As you know, the HOA Board of Directors is made up of volunteers from our community and along with our dedicated Property Manager we are very grateful for your support. Please consider volunteering to assist by joining a committee for Landscaping, the Recreation Complex or Hospitality/ Events. Volunteers are always welcome and we have a great support team so everyone works together. Contact the Property Manager if you would like to share your talents.

## HOMEOWNER EVENT SURVEY RESULTS

The HOA conducted a recent survey to gain feedback from homeowners and their opinions on the types of events they would like to see the HOA sponsor. We would like to thank all of the residents that participated in the survey. The HOA will be conducting future surveys, so be on the lookout to voice your opinion!

- 74% of respondents were adults only (no children) households and 62% of those respondents wanted to see more Adult-only events in the community
- The top 3 ATTENDED events by the majority of the respondents were: Christmas Party, Summer Events and HOA Meetings
- 74% of respondents were willing to attend an HOA event located somewhere other than our Rec Complex and were willing to pay an admission fee to attend of $10 or less.
- 63% of respondents were willing to assist with an event (mostly with set-up and teardown).
- The TOP 10 EVENT IDEAS are listed below (respondents could choose as many as they liked)

| TOP 10 EVENT IDEAS | |
|---|---|
| Fall Harvest Festival | 59% |
| Summer Cookout / Potluck | 56% |
| Christmas Party with Santa | 53% |
| Wine and Dessert Party | 50% |
| Drive-In Movie Night | 44% |
| Christmas Light Competition | 44% |
| Painting with a Twist | 41% |
| Summer Carnival | 38% |
| New Member Welcome Night | 38% |
| Halloween Costume/Trick or Treat Party | 38% |

# *ARE YOU CURRENT ON YOUR HOA DUES?*

## ARE YOU AND YOUR NEIGHBORS DOING YOUR PART TO HELP OUR COMMUNITY?

Below is a list of total outstanding HOA dues by street.
*(This list is current as of newsletter printing.)*

| STREET NAME | TOTAL HOA FEES OVERDUE PER STREET |
|---|---|
| Arbor Village Drive | $1745.00 |
| Arbors Circle | $881.50 |
| Carolina Cherry Court | $8,148.18 |
| Chinese Fir Court | $4,915 |
| Copper Brook Lane | $8,349.67 |
| Copper Creek Circle | $8,334.88 |
| Fire Thorn Lane | $3,381.88 |
| Magnolia Drive | $17,149.49 |
| Godley Way | $2,203.81 |
| Yellow Jasmine Court | $5,370.07 |
| Nandina Way | $12,704.36 |
| Pampas Drive | $16,077.22 |
| Pink Dogwood Lane | $8,267.98 |
| Raven Wood Way | $5,481.50 |
| Silver Brook Circle | $22,903.34 |
| Silver Oak Court | $1,731.64 |
| Tea Olive Circle | $2,905.41 |
| Woods Way | $5,419.67 |
| White Dogwood Lane | $15,259.06 |
| **TOTAL OUTSTANDING DUES** | **$151,229.56** |

If your street is not listed, then you and your neighbors are current on your dues and we thank you!

# POOLER, WEST CHATHAM, AND THE NEW PARADIGM

*CONNECT SAVANNAH* | **BY JIM MOREKIS** | @JIMMOREKIS

MY FRIEND and longtime local community builder Tom Kohler pops up a lot in my columns because of his unique ability to wisely and succinctly distill Savannah's identity and issues down to their very essence. Recently he said — and I'm paraphrasing — that the local people who for generations used to turn north to head downtown to find things to do are increasingly turning south, to different neighborhoods entirely, to meet up with friends and family. His point, of course, is that the day has finally come when the locals have largely abandoned downtown to the tourists — because they no longer feel at home there — and that signifies a major change in direction, both figuratively and literally, for Savannah culture and history. I concur 100 percent with Tom, and in this paper we frequently cover development-oriented issues mostly having to do with downtown and the rapidly changing area between downtown and Victory Drive.

There are two reasons for this, one big-picture and one more mundane:

1. These dramatic shifts are most emblematic of the changing civic identity of Savannah itself;
2. That's where many of our readers live, and that's where much of the interest of our readership lies.

But while I often criticize out-of-control development in old Savannah proper, let's face it: That's nothing compared to what's happening west of town, in Pooler and West Chatham County. Note: Not "West Savannah," but West Chatham County.

For every out-of-scale apartment building set to go up north of Victory, there's an entire new subdivision already popping up in West Chatham, to almost no media attention. So I would make this addendum to Tom's sage observation: People who used to turn north into downtown to find things to do are now increasingly turning west.

Case in point: Gone to a movie lately? Savannah is now down to only two multiplexes – the same number as Pooler, except Pooler's are much bigger, newer and more well-attended.

Case in point: The much-touted chain stores on Broughton Street ushered in by Ben Carter often continue to struggle for sales. However, Carter's other local project, the Tanger Outlet Mall in Pooler, has basically the same stores but often with many more customers.

Case in point: As far as cultural critique goes, there are actually eating and drinking establishments in Pooler that folks in Savannah will make the drive for, such as Pie Society and Naan Appetit, to name just a couple. That is a real change, especially for longtime Savannahians who remember and still largely disdain Pooler as our poor and backward cousin on the wrong side of the tracks.

But here's the thing, and it's hard to overstate: In a society which increasingly values and strives for diversity – Pooler has become arguably the most truly diverse community in our area. If you go out for bowling or laser tag at Frames n' Games in Pooler for example (and I can hear the sneers from snooty Savannahians now), you'll discover yourself among a remarkably diverse group of people from all walks of life — Black, White, Latino, Asian. It's almost like.... the big city or something! The old marketing campaign "It's Cooler in Pooler" was once an instant punchline, but maybe not so much anymore. The samba drumming group I'm a part of recently played a gig in Pooler for a group of Brazilian expatriates who mostly live quite happily and serenely in West Chatham, and who rarely venture into Savannah proper. They don't really need or want to.

You can go all over West Chatham and find happy enclaves like this, from recent immigrants from Africa and the Caribbean to Eastern Europeans.

I have to say, this rapid demographic change is not only a big change from West Chatham's historically nearly all-white roots, but a refreshing switch from the parochial tribalism in Savannah proper, which usually breaks down as hipster vs. tourist, preservationist vs. developer, old-timer vs. new arrival.

In Pooler, pretty much everybody's a new arrival, and they don't get bogged down in the ancient grievances that have encumbered Savannah culture and politics for generations, with no end in sight. Of course, the obvious downside to using Pooler and West Chatham as a model is that they've always had a different stance towards development — namely, the more and bigger and faster, the better.

The City of Savannah has unfortunately internalized this stance toward development; it's perhaps not a coincidence that our Mayor, Eddie DeLoach, is a native son of West Chatham with long political ties to that area. In an ideal world, Savannah would moderate its development to conform to the historical and cultural identity which has made it a world-class destination, for the time being anyway. We wouldn't kill the golden goose.

As Tom Kohler has also said, "When we get to the point where we're selling Savannah's sizzle instead of our history, we're done."

But also in an ideal world, Savannah would get out of our bubble and acknowledge the wider world around us, and that not everyone outside of Savannah is wrong, nor is everyone in Savannah automatically superior because they live here.

The mere fact that a place like Pooler can co-exist alongside a place like Savannah – and do a few things as well or better than Savannah – is food for thought.

Maybe we need each other more than we like to think.

## HOA FINANCES: HOW DO THEY WORK?

BY SIMÓN COLMENARES | TREASURER

Each year, your elected Board of Directors is tasked with administering the money collected for HOA dues in a wise and effective way that ensures the proper upkeep of our common property and amenities, and that maintains the beauty and attraction of the common areas in our neighborhoods. You may wonder: How is all that money spent year after year? How do we know we always have enough money to pay bills? What about the next 10, 20, 30 years? All great questions, and questions that have a simple answer: Budgets.

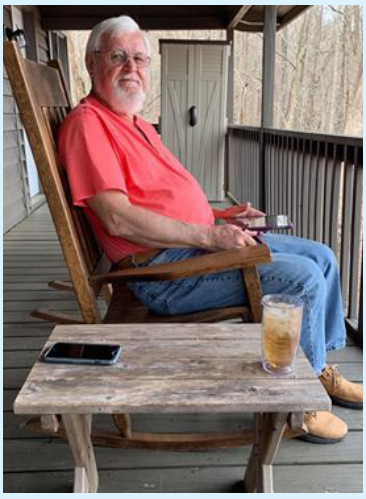
The HOA Finances are governed within the guidelines of Article IX of the Covenants, Conditions & Restrictions, a legally binding document that serves as the main contract between all homeowners of the Villages at Godley Station. This article has two sections: 9.1 Common Expenses Budget and 9.2 Budgeting for Reserves. In simple words, every year the Board is responsible for coming up with the following year's Operating Budget (OB); allocate funds assigned to pay our recurring expenses: utility bills, landscaping maintenance, clubhouse cleaning, pest control, pool maintenance, etc. The OB also includes funds for contractor services, estimates funds for unexpected repairs and even community events. The OB is the financial backbone that allows us to fulfill our commitments to our homeowners and enables us to meet our financial responsibilities to the community. The second budget in this equation is the Reserves Budget. This particular budget is a study performed by a third-party company with experience in determining the future financial needs of an association. The analysis is then broken down by year and looks at future expenses that are not part of normal operating expenses (i.e. clubhouse roofing replacement, pool deck replacement, to mention a couple). This yearly breakdown spans decades into the future and includes yearly estimates for funding such reserves guaranteeing the funds will be available the year in which the money is to be spent. The Reserve Budget guarantees the health and longevity of our community property, structures, grounds and lagoons, so we can all enjoy them for decades to come.

Both budgets are totally funded by our yearly dues. Operating expenses increase year after year, so we have to accordingly adjust our Operating Budget. The Reserve Budget has its own funding demands which are known in advance. Every year come budget time; all of this information is entered into the budget analysis which will determine the amount of the next year's homeowners' dues. It is our commitment as your elected Board to avoid undue fee increases and levying special assessments on accounts, but that is not something that we can guarantee year after year. We are happy to say that HOA dues have not increased since 2017, a testament to our Board's commitment to wise and sound financial management for the benefit of all homeowners.

# NEIGHBOR SPOTLIGHT

## *BRANT RUSHING* VOLUNTEER

On occasion, you may have noticed a quiet and unassuming man riding around on Sunday mornings in his golf cart throughout the neighborhood and wondered who that is and what he is up to. Well, wonder no more! Meet Mr. Brant Rushing, a Godley Station resident since 2003, Mr. Rushing lives in The Arbors along with his wife of 51 years and their grandson. While taking his usual Sunday morning ride through the neighborhood, Mr. Rushing started noticing more and more trash along our roads, and he simply decided to start doing something about it! For the past four years Mr. Rushing has been collecting trash and debris found along the roads that he frequents. His route may vary, but he often makes his way down Godley Station Blvd., Arbor Village Drive to Benton, Nandina Way, Carolina Cherry Court and, when he's feeling sporty, will occasionally pass Towne Center Drive all the way to the Goodyear Store! When asked if he ever goes into Copper Village, Mr. Rushing stated that he "has in the past, but I usually don't find any trash in Copper Village!" He also frequents some lagoons picking up trash that was left around our beautiful waterways hoping to improve the view just a bit more for our residents.



Mr. Rushing collects trash in the streets and on the sidewalks mostly, never entering private property, he even gathers those wet and worn Penny Savers left behind on driveways that eventually make their way into the street. Wonder what kind of trash he finds the most? You guessed it, fast food trash simply thrown out of cars without a care in the world. What is the most frustrating and unusual trash he's picked up? Grocery bags filled with dirty diapers — yuck (although he did let it slip that he once found cash — good for him)! How grateful we are to Mr. Rushing for caring so much about our neighborhood that he is willing to pick up the most vile pieces of garbage that some of our own neighbors and passerby's leave behind on our streets. So grateful in fact that we asked Mr. Rushing to head up his own Litter Committee, and he graciously accepted the challenge. He has been able to recruit one or two additional "litter angels" to assist him, but he is always looking for additional help. If just a few homeowners were willing to pick up trash from their own street we would have the cleanest neighborhood in Chatham County! If you are willing to assist Mr. Rushing, please contact the office and let us know. You may even be able to set up a community cleaning day once a month to allow those who can't do it on a regular basis to join in the effort. However it happens, we would like to extend our most thankful appreciation to Mr. Rushing, and all of those neighbors who assist the HOA, for setting a great example on how to be a caring neighbor. So, if you happen to see Mr. Rushing driving around doing his thing, please roll down the window and say thanks, beep your horn or just give a simple wave to let him know how much he is appreciated.

Help keep our streets clean! If you no longer wish to receive the Penny Saver, please call them direct at (912) 721-4376.

If you know of a special neighbor worthy of our SPOTLIGHT, please contact the Property Manager and nominate them for inclusion in our 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** to find out what is being proposed and approved for our community.

**RECENT OPENINGS 2019:**

- **Bear Axe Throwing** (competitive axe throwing venue)
- **Captain D's** (near Tanger)
- **Chick-Fil-A** (Rincon)
- **Corpus Christi Catholic Church** (Benton Blvd.)
- **Enmark** (across from St. Joseph/Candler – largest store with Eatery)
- **Parker's** (Savannah Quarters)
- **Planet Fitness** (Rincon)
- **St. Joseph's/Candler Pooler Campus** (Pooler Pkwy.)

**COMING SOON 2019:**

- **Aldi Grocery Store** (Traders Way)
- **Broughton Market & Coastal Café**
  (located inside Chevron – convenience grocery/craft beers)
- **Chevron Gas Station** (near Tanger in front of Dick's Sporting Goods)
- **Lakeside Village**
  (mixed-use and luxury apartments - Pooler Parkway and I-16)
- **Noire Nail Bar** (near Tanger in front of Old Navy)
- **Pooler Karate** (Rogers Street)
- **Savannah Coffee Roasters** (location TBA)
- **Shops at Lakeside Village**
  (part of Lakeside Village will incl. Dunkin Donuts and AT&T)
- **Slapfish Restaurant** (Pooler Pkwy.)
- **Tequila's Town**
- **The Crossings at Godley Station**
  (new retail development, Grand Central Blvd. & N. Godley Sta. Blvd.)
- **Tin Drum Asian Kitchen** (near Tanger in front of Old Navy)
- **Tropical Smoothie Café** (near Tanger in front of Old Navy)
- **Wayback Burgers** (near Tanger in front of Old Navy)
- **Which Wich Superior Sandwiches**
  (near Tanger in front of Old Navy)

## PICTURE THIS

Projects currently being filmed in the Savannah area for 2019 release

***Gemini Man***
An over-the-hill hitman faces off against a younger clone of himself.

Director: Ang Lee

Stars: Will Smith, Mary Elizabeth Winstead, Clive Owen, and more

Status: Post-production

***Reckoning***
An old man suffering from cancer seeks revenge on the thieves who have destroyed his life.

Director: Adam Lipsius

Stars: Mira Sorvino, Richard Dreyfuss and more

Status: Filming

# *WELCOME*

## THE NEW CHIEF OF POLICE ASHLEY BROWN

Ashley Brown was born and raised in Pooler, GA, leaving temporarily but always returning home. A graduate of Groves High School and Armstrong State University with a degree in Criminal Justice, Brown has proudly served with the Savannah Police Department for the last twenty-four years on various departments such as; Undercover Vice, Homicide, and Patrol. Through hard work and commitment Brown was able to work his way through the ranks to become Captain within the department. During his time as Captain he was in command of patrol precincts as well as a variety of specialized units, such as the End Gun Violence program. Grateful for the opportunity he has been given of coming home to Pooler as our new Chief, Brown states that he is happy to get started on this new adventure and eager to serve his home town.

*Source: City of Pooler website* ***pooler-ga.us***

## POOLER RANKED #13

### ON THE LIST OF THE 50 SAFEST CITIES IN GEORGIA

With the growth of pooler exploding at an unprecedented rate, the local pooler ordinances are being updated regularly. Follow this link to stay on top of all of the latest ordinances.

*Source:*
***library.municode.com/ga/pooler/codes/code_of_ordinances***

- Population 24,601
- Median Income $75,193
- Violent Crime Rate (per 1,000) 1.02
- Property Crime Rate (per 1,000) 35.61

# DID YOU KNOW?

## THERE ARE NEW REGULATIONS FOR RESIDENTIAL OUTDOOR BURNING

**ALL BURNING OPERATIONS**
in the city shall comply with the "Rules for Air Quality Control" chapter 391-3-1 as written and amended by the Department of Natural Resources, Environmental Protection Division, Air Protection Branch unless specifically modified herein. No person shall cause, suffer, allow or permit open burning in any area of the city without a permit issued by the Georgia Forestry Commission, in accordance with O.C.G.A. § 12-6-90. The following activities are allowed after a permit is issued:

**RESIDENTIAL PROPERTY MAINTENANCE**
Burning of leaf piles and other "natural vegetation" such as trees, shrubbery and pine straw on the premises on which they fall by the person in control of the premises are permitted, subject to the described restrictions:
1. No burn pile shall be larger than six feet (6') in diameter by two feet (2') high. There shall be 10 feet between burn piles. The location for open burning shall not be less than 50 feet from any structure (house, accessory structure, fence, public utility) on piles three feet (3') to five feet (5') in diameter and 25 feet where the pile size is three feet (3') or less in diameter and two feet (2') or less in height. All fires must be constantly attended by a competent person 16 years of age or older with the ability to extinguish the fire. There shall be no more than two (2) burn piles at any time. No burning of this type will be authorized when the humidity is less than 25 percent or the winds are greater than 10 mph, as provided on the Georgia Forestry Commission daily "wind speed" and "humidity" database (http://weather.gfc.state.ga.us/Maps.html). Failure to comply with these rules which results is an uncontrolled fire or a valid complaint that requires the response of the fire department, will result in the fire being immediately extinguished.

POOLER HISTORY
EST. 1907

# History of GODLEY STATION

*The Godley Brothers and the History of Godley Station in Pooler, Georgia*

The Godley family came to America in 1637 from Cheshire, England, settling in Isle of Wight County located in the Hampton Roads area of Virginia. The name Godley is of Anglo-Saxon origin from the old English name "Goodleigh" or "Goda" meaning good and "Leah" meaning woodland clearing, an appropriate name for this Godley family

Over the centuries, the family moved south through coastal North and South Carolina. In 1782, the first Nathan Godley was awarded 182 acres of land in Pitt County, SC for his service in the Revolutionary War. The family continued south to Colleton County, SC where William Slade Godley, Sr joined forces to serve in the Civil War. He was wounded and captured in the siege of Petersburg, VA. After the War he returned to his family farm in Colleton County, SC. He was the youngest of six children of Benjamin and Sarah Godley. William Slade Godley, Sr married Martha Mary Dubois and they had 9 children. In 1906, at age 66, William Slade Godley, Sr died at Islandton in Colleton County.

The oldest son of William Slade Godley, Sr was William Slade Godley, Jr. "W. S." or "Bill" was born in 1868 and his 2nd son, Nathan "Nate" David Godley, was born in 1876. The brothers worked with their father in the farming and timber business in Colleton County.

One day, W.S. said to Nate, "Do you see what I see in the old peach state? It seems the pines are sturdier and the gals are much prettier."

With that said, about 1881, W.S. moved to Tattnall County GA to establish a farming and timber business. There, he married Lillian Estelle Hughey and they had eight children. His farm and timber business was successful, so he asked his brother Nathan Godley to join him in Tattnall County to help manage the business.

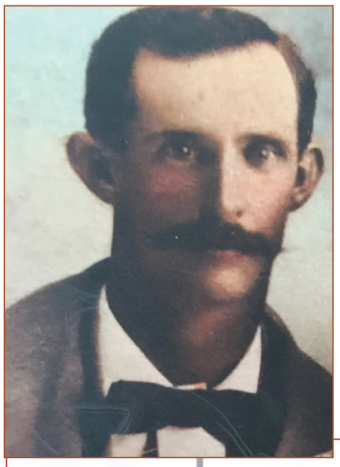
Nathan's timber business in Colleton County was successful as well, so the two brothers made a good team. Nathan married Carrie Walton Buckner and they had seven children.

The Godley brother's Tattnall County timber and lumber business was a great endeavor, so they decided to expand their business and move east to Chatham County, GA.

In 1901, the Godley Brothers arrived in the Meinhard area of northwestern Chatham County with their young families. Both brothers were educated and experienced business men. They established The Godley Brothers Lumber Company and Sawmills in the Meinhard area. They were also engaged in row crop farming. As their lumber and farming business grew, they began purchasing timberland to support their lumber production business. Timberland was inexpensive because most early settlers desired cleared farm land to grow cotton. At that time, there was a growing market for building supplies and lumber. Together the brothers purchased over 10,000 acres of land in northwest Chatham County.

The Augusta -Savannah Railroad ran across their property so they built Godley Station to be able to ship their products to market.

A 1915, Eighth District map of Chatham County shows Godley Station located south of Meinhard. It is believed that



*William S. Godley*

*Meinhard Godley Brothers Sawmill*

*Nathan Godley*

Godley Station was located in the vicinity of the present day intersection of Jimmy DeLoach Parkway, Augusta Road (Hwy 21), CSX Railroad and what remains of Godley Road which once was a long road across the area.

The Godley Brothers shipped out lumber and farm products and received shipments of coal for their coal and wood business. The station was also a stopover for Florida north bound cattle trains to take on water, firewood and coal for the steam engines and water for the cattle.

In 1909, as their families were growing and the children needed to attend school, they moved into the City of Savannah where they each established residence on Bull Street.

In Savannah, the brothers continued to manage their farms and lumber businesses. They also expanded into other endeavors such as real estate, coal, ice, banking, delivery, packing and provisions companies. They both were very active in local civic organizations and were known to be very kind and generous to their families and to those in need.

During this time, they decided to divide up their 10,000 acres of land and chose a simple solution, they drew straws. Nathan drew the northern half and W. S. drew the southern half of the land.

Sadly, on September 18, 1922, Nathan died suddenly of a heart attack. His estate was inherited by his wife Carrie and their children. Carrie managed the estate for the well being of her family. In 1942, Carrie sold her land to Union Camp Paper Company, except one tract that she gave to her oldest son, Robert Lee Godley.

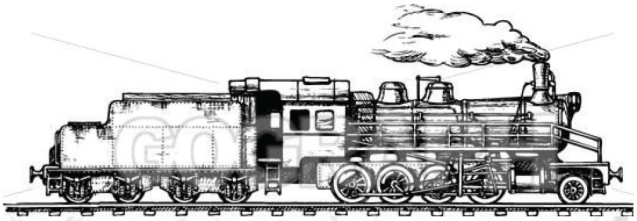
William Slade Godley Jr , who had won the draw for the southern half of the land, continued to manage the family businesses and his land holdings. Before his death on February 11, 1959, he sold his southern portion of land to investors and to Union Camp Paper Company.

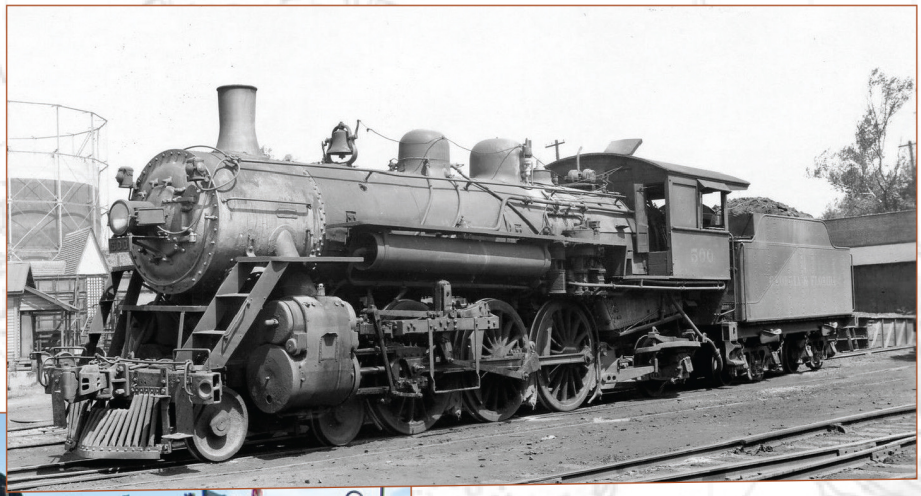
In the years that followed, the pulp and paper industry went through many mergers, business model changes and diversification into non-paper production businesses.

In 1969, Union Camp purchased controlling interest in the Branigar Organization, Inc., a real estate development company out of Chicago. The Branigar Organization began purchasing land and building residential developments in several states including Chatham County, Georgia. The first developments were The Landings and Berwick Plantation.

In 1997, the Branigar Organization appeared before the Pooler Planning and Zoning Board and City Council with a request for a Planned Unit Development (PUD) of about 5800 acres in the northern section of Pooler. Each section and phase of Godley Station was well planned and specifically zoned for residential and commercial use to meet the needs of its residents. Each phase of development was approved by The City of Pooler.

Branigar wanted the development to honor the Godley family and chose the name “Godley Station” in honor of the Godley Brothers and their station on the Augusta-Savannah Railroad.





Thanks to the Godley Brothers who long ago had the foresight to assemble 10,000 acres of land and to the Branigar Organization for developing a wonderful place to live called Godley Station in Pooler, Chatham County, Georgia.

Story and photos provided by Pooler resident, Jean Williams, with approval and blessing of Nathan Godley of Savannah, grandson of Nathan Godley.

# POOL TIME

## IT'S GETTING HOT OUT THERE AND THE POOL IS OFFICIALLY OPEN!

Official pool open dates are April 1, 2019 – October 31, 2019

Of course, we have to mention those pesky little pool rules to remind everyone on how to be safe and how to keep our pool enjoyable for everyone, so please refer to the Pool Rules and especially adhere to the NO GLASS policy. This is especially dangerous for children and the pool itself. No exceptions will be made. If you are caught not following the pool rules in any way your privileges can be immediately revoked and you may be held financially responsible, so please don't break the rules. Enjoy some fun in the sun!

## THE VILLAGES AT GODLEY STATION POOL RULES

**SWIMMING SAFETY: WARNING - NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK. RISK OF DROWNING.**

1. Swimming alone is strictly prohibited.
2. Responsibility of parents & guardians of children in their care: supervise at all times their safety, care & conduct & be present in pool area at all times.
3. Untrained swimmers are required to wear US Coast Guard approved life jackets and be supervised by an adult swimmer.
4. No diving, running, horseplay, fighting or spitting is allowed in pool or pool area.
5. Pool loungers or floats larger than 4 ft. x 4 ft. are prohibited. Small inflatable pool chairs are allowed in the pool.
6. Not allowed in pool area: Glass containers, bicycles, skateboards, rollerblades and playing loud music.
7. No jumping, sitting, hanging or playing on depth safety rope or lane divider ropes.
8. Evacuate the pool area immediately during heavy rain, lightning, or sound of thunder as per health department rules.
9. In case of emergency call 911 and report all accidents immediately to the Security Guard or Property Manager.
10. Pool safety equipment items are not toys! Do not break or remove life saver rings, pole hook, depth safety rope or lane divider ropes in the pool and area.

Damage or removal of the safety equipment will cause the pool to be closed until replaced as per health department rules.

**PERSONAL & POOL HYGIENE:** Showers required before entering pool. Dry off before entering clubhouse for restrooms. No outerwear, street clothes or cut-offs allowed in pool. No food, beverage, glass, canned items or food wrappers allowed within 10 feet of pool edge. Do not drink or swallow pool water or blow your nose in the pool. Please go to grass area to spray aerosol sunscreens - do not spray on pool deck. Non-toilet trained persons must wear clean, tight fitting swim diapers. Accidents, water contamination or broken glass must be reported to the Security Guard or Property Manager immediately. The pool will be closed, treated & tested before re-opening.

**HEALTH HAZARDS:** No tobacco or vapor products may be used in pool area or clubhouse. Persons having a contagious illness, open wounds, diarrhea or having had diarrhea within the past 2 weeks are not allowed in the pool area. Persons under the influence of alcohol or drugs are not allowed in or near pool area. If a violation occurs the police will be called and charges will be filed.

**ENTRY TO POOL AREA:** Requires a valid keycard. Persons age 13-17 must have a registered waiver on file with Property Manager and a waiver sticker on keycard, or be accompanied by an adult keycard holder. Keycard holders under age 18 may not bring guests to pool or clubhouse. Persons age 12 and under must be accompanied by an adult keycard holder. Up to 4 non-resident guests allowed with adult keycard holder. Guests under age 18 must have a keycard holder visible in the pool area at all times. All others will be considered TRESPASSING and reported to police.

**TRASH DISPOSAL:** Place all trash in trash-recycle receptacles inside screen porches.

**NO LOST & FOUND:** Please remove all personal items. Items left will be disposed of at end of day.

**ANIMALS:** Registered service animals with proper identification are allowed in pool area but not in pool.

**DO NOT SHARE OR GIVE YOUR KEYCARD TO OTHERS. DO NOT OPEN THE GATE FOR OTHERS TO ENTER.**
**Please obey these rules and Security Guard requests. Failure to do so may result in suspension of amenity privileges and fines.**

## THERE'S A SIGN FOR THAT

Following the rules at the Recreation Complex and around the neighborhood can be confusing at times, but here are some of the most important signs to be on the lookout for. DON'T BE A RULE BREAKER (*o.k., it's a little fun sometimes, but not on our watch!*)

## *2019 IS A GENERAL ELECTION YEAR*

**for the Mayor of Pooler as well as the members of the City Pooler Council.**

If you want to see change, then let your voice be heard and let your vote be counted!

Currently, all 6 members of the council are considered Member-At-Large seats. That means that they don't represent a specific area of Pooler which could lead to an unbalanced representation of all Pooler districts. There is an effort under way to change this structure so that the City Council is comprised of only 2 Members-At-Large while the other 4 council members would represent specific areas of Pooler for a more fair and balanced representation of all Pooler residents. This would be a good thing for Godley Station residents!

Some other exciting news is that Pooler is looking to establish Early Voting within city limits as well as trying to acquire 1-2 additional Voting Precincts to alleviate some of the long lines that we all experienced at the last election.

**Voting Registration Deadline: October 7th 2019**
**Election Date: November 5th 2019**
Visit **elections.chathamcounty.org** for more information.

Be a part of the process and
make a difference for Pooler residents!

## CONCERNED CITIZENS:
# *CALL TO ACTION!*

**Tired of seeing trees being cut down?**
**Frustrated with traffic overflowing our streets?**
**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
meet at 6pm on the 1st and 3rd Monday of each month

### PLANNING & ZONING
meet at 3pm 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.

## WHEN BREAKING THE RULES ENDS UP COSTING US ALL

One of the main goals of our HOA is to ensure our community amenities stay in good working order to protect and improve our home values. We have recently had several incidents of vandalism that have caused significant damage (e.g. vandalism to the water fountain at the basketball / tennis courts, fence repairs and magnetic locks) resulting in thousands of dollars in unbudgeted expenses. As a general reminder:

1) The amenities are for the use of our residents (adults 18 yrs. +) and their accompanied guests ONLY (residents must be in good standing and HOA dues up-to-date). The maximum number of guests per resident is 4 (includes children and other adults).

2) All minors (age 17 and younger) must be accompanied by an adult at all times. However, minors age 13-17 are permitted limited use of the facilities without an accompanying adult per applicable guidelines / policies provided a waiver is filled out and on file with our office. Even with a waiver, unaccompanied minors are not permitted to bring guests with them to use any facilities or amenities. Waiver Link: **https://bit.ly/2UtExQp**

3) All residents and their guests should be using their own key card to access the amenities. We have had multiple incidents with local apartment residents using the basketball/ tennis court/playground facilities. Please do not let additional guests in. Key cards are not transferrable.

4) Our staff (security guards and property manager) have a primary responsibility to ensure our amenities are not being abused and are only being used by residents and accompanied guests. Please do not give them a hard time when they ask to produce a key card or ask for verification of a name and address. They are doing the job we have asked them to do and should be treated with respect. Provoking or threatening behavior to the Godley HOA staff may lead to a temporary suspension of your key card and loss of use of the amenities.

5) If a resident or their child is caught damaging or vandalizing any part of our property, amenities or facilities you will be held financially responsible. Please respect all aspects of our community for the future use of all residents. Thank you for your cooperation and have fun enjoying what our Recreation Complex has to offer!

# THOMPSON & THOMPSON SERVICE GROUP

## PLUMBING • HEATING • COOLING • ELECTRICAL

# 24 HOUR EMERGENCY SERVICE

- INDOOR AIR QUALITY
- DUCT CLEANING
- INSULATION
- WATER HEATERS
- WATER FILTRATION
- WATER LEAKS
- DRAIN CLEANING
- SEWER LINE REPAIRS

**(912) 330-4773**

**WWW.TNTSERVICEGROUP.COM**

The Villages at Godley Station newsletter was designed and printed by Creative Approach.

# PRINT IS ALIVE.

TAKE YOUR NEXT EVENT TO NEW HEIGHTS WITH:

TICKETS | MENUS | PROGRAMS | BANNERS | POSTERS

SOCIAL MEDIA GRAPHICS | WALL WRAPS | FLYERS | TABLE COVERS

creative approach™
DESIGN. PRINT. INNOVATE.

912.233.8300
408 Martin Luther King Jr. Blvd.
Savannah • mycreativeapproach.com

## 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. The Villages at Godley Station Newsletter is a biannual publication. This edition was written and edited by Kat Scandura, Communications Director.

Next Issue - October/November 2019 - Fall Issue
(Ad submission deadline October 1, 2019)

| AD TYPE | AD SPECS | AD RATES |
|---|---|---|
| ¼ Page (smallest ad available) | 3.875" x 5.125" | $80 |
| ½ Page | 7.875" x 5.125" | $120 |
| Full Page | 5.125" x 10.375" | $160 |

For complete information on ad submission, format and guidelines, please contact the Property Manager at **hoapm70@gmail.com** or visit our website at **godleyhoa.com**.

## *Greetings, Neighbors in Godley Village*

We are Jeff & Sheri Geyer, Realtors® and we have worked with numerous Buyers and Sellers regarding their Real Estate needs in Godley Village. We have a special affinity for Godley Village and as a result, we work hard to serve this special Community and the residents that make it up.

Our daughter is a homeowner in The Arbors, and during the time we lived in The Arbors, Jeff served as Director of the Landscape Committee on The Godley Village HOA Board.

*Here's why that is good news for you:*

**FOR OUR NEIGHBORS:** We offer a NO-cost, NO-obligation Home Value Assessment for homeowners in Godley Village who are considering selling their home in the next 6 to 12 months.

**FOR BUYERS:** We are familiar with the many floor plans available in the Community, and we will connect you with excellent Lending Partners, and assist you through the entire Home Buying Process to ensure that your interests are protected and that it is as stress-free as possible.

Oh, by the way…. If you know of anyone who is thinking of buying or selling a home who would appreciate this same level of service, just give us a call with their name and number. We will be happy to follow up with them for you.

We invite you to reach out and allow us to treat you to coffee at The Front Porch in Pooler to answer your questions and provide resources to help you make the decision that is right for you and your family whether you are buying or selling.

Call or Text 912.495.8489
Email: GeyerTeam@gmail.com.

Our Very Best,
*Jeff & Sheri Geyer*

The Geyer Team
REAL ESTATE. RELATIONSHIPS. RESULTS.

GeyerTeam.com

FATHOM REALTY

---

***WE INVITE YOU TO JOIN US FOR COFFEE***
***OUR TREAT!***

Call to Schedule: 912.495.8540. Real Estate. Relationships. Results.

The Geyer Team
REAL ESTATE. RELATIONSHIPS. RESULTS.

**Sheri Geyer** **912.495.8540**
**Jeff Geyer** **912.495.8489**

The FRONT PORCH COFFEEHOUSE

215 W Collins St.
(across from City Hall in Pooler)