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West Highlands Horizon

by *Robbie Burr*

Perry-Bolton Tax Allocation District "TAD"

While development has slowed in much of Atlanta, the Westside is still growing and there is much more to come. In February, Atlanta City Council voted in favor to issue up to \$35 million in bonds for the Perry-Bolton Tax Allocation District "TAD". The Perry-Bolton TAD was created in 2002 for the purpose of stimulating investment in redevelopment activities by providing financing through the pledge of future incremental increases in property taxes generated by the resulting new development. The estimated \$350 million project will redevelop over 500 acres and stimulate residential and commercial growth in Northwest Atlanta. West Highlands is located within the TAD and is a direct beneficiary of these redevelopment plans.

The nearly 10 year old TAD fell upon hard times when the lingering recession emerged making it difficult to attract bond financing and not to mention the Georgia Supreme Court's ruling declaring the TAD unconstitutional if using school property taxes as security for bonds. As for the latter, reprieve came when the General Assembly quickly passed constitutional changes then ratified at the polls, now making it legal for local governments to use school taxes to help finance redevelopment projects. And for the Council's vote to issue bonds, must be a sign that the economy is looking up [hopefully].

Upon completion, West Highlands will include over 750 single family homes, 120 condominiums, 16 live-work housing, 570 multi-family apartments, 130 senior apartments, clubhouse, pools, a PATH multi-use trail and new parks and greenspace. The TAD will help fund the \$42 million new Moores Mill Village shopping center project, replacing the now dilapidated shopping center located at the intersections of Marietta Blvd, Bolton Road and Moores Mill Road. A 25,600 square-foot Publix supermarket will anchor the new shopping center which will include an additional 30,000 square-feet of space for shops and restaurants. Groundbreaking for Publix is scheduled for this fall and will open for business in 2012. The TAD's third project is the building of a new 29,000 square-foot community center consisting of a fire station, police station and a community room. A first of its kind (in Atlanta), will be constructed on Hollywood Road. ■

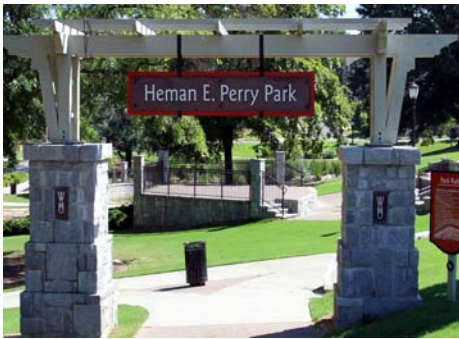
"This is the biggest residential development project underway in the city."

*Cheryl Strickland, Managing Director,
Atlanta Development Authority.*

Though, not part of the TAD, the new 25,000 square-foot Northwest Atlanta-Fulton Public Library project is securing its new home site. Library officials are not releasing site locations under consideration, until the land purchase is final. Many of those anticipating the arrival of a new library are hoping that it will be placed on Hollywood Road near the new community center.

The TAD has a few more hurdles to leap over before fully employed, but at least the hurdles are becoming shorter and are set at a longer distance apart. ■

Atlanta Beltline Update



A New Park is Coming to the West Side of Atlanta!! The park, commonly called “Westside Reservoir Park” (until an official name is adopted), is planned to lie on the former Bellwood Quarry site. Situated on the southeast corner of West Marietta Street and Johnson Road, the park is estimated to cover approximately 351 acres when finished, which will make it the largest park in the City of Atlanta.

Investments to fund this initiative will come from a combination of sources including the Atlanta BeltLine TAD, Capital Campaign, Park Opportunity Bonds, Department of Watershed Management, and federal funding for trails.

While the Atlanta Beltline staff is actively working on land acquisition to expand and consolidate land parcels, land mitigation is currently underway to clean up the site. Eventually grass and trees will be brought in to preserve the meadows within the park.

While the park was slated to become one of the Atlanta Beltline’s initial projects to be completed, it has been stalled due to funding issues. A major source of revenue for the park depends upon issuance of bonds. Capital projects throughout the city were placed on hold because of the decline of the economy that caused the Atlanta’s budgetary problems.

Now that the economy is improving and the bond market is looking up, the Atlanta Beltline is redirecting its focus on raising money and acquiring more parkland. Meanwhile, Atlanta’s Department of Watershed Management is concentrating on capital improvements for the quarry which will be converted to a reservoir. Once completed, the lake-like designed reservoir will be surrounded by multi-use trails that will showcase the stunning views of Downtown and Midtown.

For more information on the Atlanta Beltline and how to get involved, please visit <http://www.beltline.org>. ■



Message from Brock Built City Neighborhoods

by Steve Brock

West Highlands is steadily growing, with approximately 130 homes sold thus far. This landmark planned subdivision is extending to the east along Drew Dr. between Habershal Rd. and Johnson Rd. At present, the physical infrastructure is now being completed on Drew Dr to place a block of lots planned for detached single family houses. The infrastructure build-out process includes the laying of water and gas lines; digging the joint trenches to bury power, cable TV and phone lines; and then submitting plans to the city to record the plats. The Drew Dr extension is approximately 60 days away from being fully paved with curbing. This expansion is designed to house 60 new homes ranging in price from the low \$200Ks to the low \$300Ks.

On the opposite end, to the west, this phase will become the future home site to 406 for-sale-units consisting of single family, townhomes and live-work dwellings. Approximately 15 acres of Georgia Powers’ right-a-way will be turned into parks (including a dog park), ballparks, and more greenspace. Pending the final approval for the site development plan from the City of Atlanta, the plan is ready to move ahead and obtain building permits.

Many residents have inquired about an addition of a Clubhouse and pool within WH. Plans to construct these amenities are scheduled for the future while WH continues to develop and increase the number of units. Much planning would have to be undertaken to design a facility that will meet WH future needs and desires. The adverse effect from the current real estate market adds an unwelcome delay for the new addition. The project would have to be financed, and securing a loan of this magnitude is not easily obtainable (if not impossible) in today’s market. The current HOA receivables pay only the current expenses to maintain WH common areas, so the projected revenues at this time makes this venture cost prohibited. Keep in mind, a loan will only finance the capital expenditures such as the design, building, pools, equipment and parking lot. The HOA must still have the ability to fund the additional expenses incurring (e.g. maintenance, utilities, insurance, security, lifeguards, required permits, supplies, etc.). ■



Loving Your Landscape!

by Linda Oldham

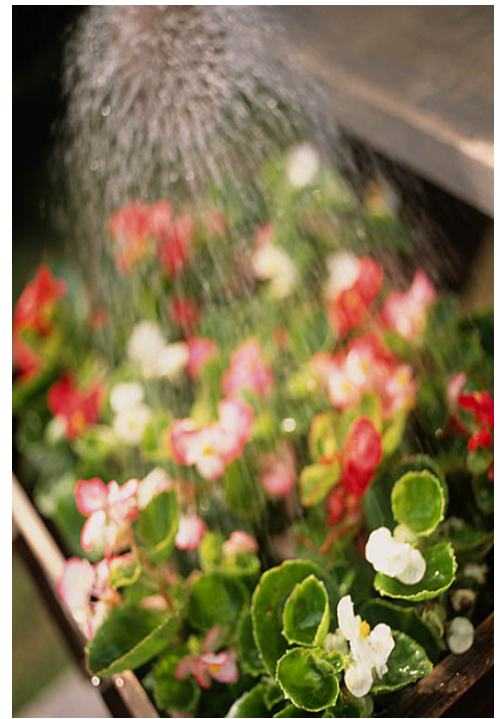
A Good Landscape Design Increases Your Property Value

Landscape renovations offer “curb appeal” and can increase the value of your home. In the current market, the quality of the renovations can have an impact. Here are some important factors you should consider.

Make sure you consider potential buyers before deciding on landscape changes, because your taste might not reflect someone else's, and one bad choice could harm your investment. If you're uncertain about which landscape changes add value, ask a real estate agent or an appraiser to assess your home's current value and share some ideas for improvement. Even though the real estate market changes constantly, a good landscape

renovation will maintain the value of your home and help you sell it, if needed. Also consult an experienced gardener, like myself, before planting. If you plant a large tree close to your house, it could damage the foundation of your house as it grows. There are also certain plants that grow well in our neighborhood and others that are difficult to maintain. ■

If you are in doubt,
e-mail your questions to Linda at
lindao0001@yahoo.com.



Steps to a Beautiful Bermuda Lawn

1. **Early Spring-** Apply a pre-emergent weed preventer to keep the winter weed seeds out.
2. **Middle Spring-** place a semi-slow release fertilizer and another pre-emergent weed killer. Post-emergent weed killers can also be sprayed.
3. **Late Spring-** apply a balanced slow release fertilizer to promote growth. Weed killers should also be applied.
4. **Early Summer-** promote lawn growth and color by applying a slow release fertilizer. Post-emergent weed killers are sprayed as needed.
5. **Middle Summer-** utilize an iron base fertilizer for a deeper green color and post-emergent weed controls.
6. **Late Summer-** apply a summer blend of slow release fertilizer to keep your lawn a deep green.
7. **Early Fall-** in preparation for the winter, fertilize with a fertilizer that promotes root growth and food storage for the winter.
8. **Late Fall/Winter-** apply lime stone to balance your soil's PH level over the winter.

SPRING TO DO 7 LIST

- 1 Clean up perennial flower beds, and get rid of dead leaves that could increase the risk of plant diseases.
- 2 Hold off pruning flowering shrubs until they have bloomed.
- 3 Pay attention to rose bushes. Cut back shrub roses by 1/3 before the hot weather hits. Ideally you can prune them in February or March, but you could cut them back before June 1st if you mulch, fertilize and water immediately following the pruning.
- 4 Work Less/Weed Less! Rake back mulch and pull or hoe weeds around the foundation of your house. Then place landscape fabric around your bushes and top off with mulch. The fabric allows the roots of the bushes to breath while absorbing water and nutrients, while completely eliminating weeds.
- 5 Put mulch rings around your trees to keep grass from robbing the trees of precious nutrients and water. A good mulch ring also stops damage from mowers and trimmers.

6 Trim lower tree branches that block sidewalks and streets. This is healthy for the tree. It forces the tree to grow taller instead of broader.

7 Fertilize your trees with tree stakes. If your tree leaves look yellow, the tree is starving. Ideally place the fertilizer stakes at the base of the tree line according to package directions twice a year: early spring and fall. However, you can do it before June if you water your tree.



Things to Do, People to Meet & Places to Eat!

by *Kim Ball*



This quarter's article will highlight great BBQ places to eat located on our side of town [Westside].

My favorite is **Hottie Hawgs**, which is just around the corner from our neighborhood. Delicious BBQ plus great sides. Good place to go watch a sports game, listen to live music or order catering. Open from Tuesday to Sunday from 11AM – 11PM located at 2057 Main Street NW.

Another place to check out is **Moe's Original BBQ** located at 349 14th Street (formerly Kool Korner's Cuban Sandwiches). It's Alabama style BBQ with big screen TVs and a full premium bar.

Finally, there is **Pappy's Reds** located at 999 Chattahoochee Ave NW. Just look for the red building with an airplane tail on the roof. This

place used to be in Cumming for the past 25 years and recently moved to our side of town. Open Monday 11AM-3PM, Tuesday-Thursday 11AM-8PM, Friday-Saturday 11AM-9PM and closed on Sunday.

So, still not full after "pigging" out, here are some suggestions for dessert.

Yoforia located between West Egg and Yeah Burger off of Howell Mill Road offers a variety of self-serve organic, non-fat frozen yogurt flavors with endless toppings. You pay by the ounce so it is up to you on how much you want to indulge.

Looking for something a little fancier, order dessert and coffee/drinks at the following bars: **JCT Kitchen, Abattoir, or Miller Union**. Each place makes their desserts from scratch with unique offerings such as brown sugar cake; pink grapefruit; rosemary ice cream; maple crème caramel; brown sugar bacon cookie; and Meyer Lemon Doughnuts with espresso ice cream. Yummy!

Kreations by Karen

by *Karen Daniely*

Watch out WH, there's a new girl in town. Summer is approaching and I want to share a favorite summer salad recipe that your family is sure to enjoy.

Strawberry Spinach Salad

1 bag spinach (stems removed)

2 oz sliced almonds

2 tablespoon of sesame seeds

1 quart of Strawberries (sliced in quarters)

Dressing

½ cup canola oil

½ cup sugar

¼ cup apple cider vinegar

¼ tsp paprika

¼ tsp Worcestershire sauce

Prepare your dressing by mixing all ingredients well. (If you are making the dressing early in the day, heat it for about 30 seconds in the microwave so that the sugar will melt completely, and then place in the fridge). If you are making the dressing right before you mix and serve the salad, then do not heat the dressing....just shake it really well so that the sugar dissolves.

Toast almonds and sesame seeds at 350 degree about 4-5 minutes.

When you are ready to serve your salad, place spinach in your serving bowl, add the strawberries, toasted almonds, and sesame seeds, mix well, add the dressing, and stir well. Top off your salad with grilled salmon or chicken and you have just turned your salad into a meal. Indulge yourself with a glass of white wine and it's now a date night.

Happy Healthy Eating!



who's who in West Highlands



Perrin Quarshie has been a West Highlands resident since May 2010. He received his engineering degree from the Georgia Institute of Technology and works for a nuclear engineering and energy consulting firm. His hobbies/interest include all genre of music, craft beers, intramural sports (such as rugby, kickball, and ultimate Frisbee), golf, running, and training for Ironman!

Q What attracted you to WH?

A I liked the fact that WH is located just a few minutes from Midtown and Buckhead, and that it is within the West Midtown area which has a lot of great new shops and restaurants.

Q Why do you like living in WH?

A I like the fact that the neighborhood contains a significant amount of green and wooded space, and that it is made up of Craftsman-Styled homes that are attractive and unique in appearance.

Q What will make WH better?

A The addition of neighborhood amenities (pool, clubhouse, dog park, and tennis/bocce courts) would greatly improve the sense of community within the neighborhood and would make the neighborhood much more livable for current residents and attractive to future home buyers.

Q How will you help make WH better?

A I and a few neighbors within WH are working with Brock Built, Sentry Management and Columbia Residential Properties to develop some new ideas for improving the neighborhood and surrounding area.

Tails of West Highlands

by Kelli Robison

We love our pets, don't we? They bring us a great sense of companionship and just make us smile. If you have been thinking about adding a furry friend to your home, please consider a rescue pet. Literally, *hundreds* of adoptable animals are euthanized in Georgia shelters every week and there are many rescue organizations that work very hard to save as many as they can.

What you can do to help? Adopt or foster a pet from one of the rescues listed below, volunteer your time, transport animals, and/or make a donation. There is never a shortage of volunteer opportunities.

The best thing you can do to help is to spray and neuter your pet! This helps reduce the number of adoptable animals that are euthanized every week in Georgia pet shelters.

I foster dogs for *Angels Among Us Pet Rescue* which is dedicated to rescuing dogs and cats from high-kill shelters and placing them in foster homes until the perfect family finds them. A couple of our West Highlands neighbors volunteer for the *Atlanta Pet Rescue & Adoption* which is a no-kill shelter dedicated to placing homeless cats and dogs into adoptable loving homes. Of course, the *Atlanta Humane Society* has many wonderful dogs and cats waiting for a good home. You can follow each of these rescues on Facebook.

Following is a list of contact information for each of the rescues mentioned above. Also, included are some great options for veterinary care, daycare & boarding, and grooming facilities.

- **Angels Among Us Pet Rescue** • www.angelsrescue.org
- **Atlanta Pet Rescue & Adoption** • 14th Street at Howell Mill • www.atlantapetrescue.org
- **Atlanta Humane Society** • 981 Howell Mill Road • www.atlantahumane.org
- **PetWell Veterinary Healthcare** • 1456 Northside Drive (attached to Doguroo) • www.petwellatl.com
- **Treehouse Animal Clinic** • Moores Mill Road & Bolton Road • www.treehouseanimalclinic.com
- **Collier Animal Hospital** • 857 Collier RD NW • www.collierah.com
- **Doguroo** • 1456 Northside Drive • offers daycare, boarding, grooming, self-serve dog wash, and a retail lobby with food, beds, toys, collars, and leashes • www.doguroo.com
- **Barking Hound Village** • 14th Street at Howell Mill • offers daycare, boarding, and grooming • www.barkinghoundvillage.com



The Athenian Oath of the City-State (Citizenship)

(ancient Greek from over 2,000 years ago)

"We will never bring disgrace on this our City by an act of dishonesty or cowardice.

We will fight for the ideals and Sacred Things of the City both alone and with many.

We will revere and obey the City's laws, and will do our best to incite a like reverence and respect in those above us who are prone to annul them or set them at naught.

We will strive increasingly to quicken the public's sense of civic duty. Thus in all these ways we will transmit this City, not only not less, but greater and more beautiful than it was transmitted to us!"

Like a Good Neighbor...

by Robbie Burr

Dear West Highlands Residents,

It is our responsibility and civic duty to contact the proper agency to report any problems in our community. You may feel that you are being a nuisance if you call in a work order to the governing agency more than once. WestHighlands-pedia describes "Nuisance" by the acronyms as:

- N** - Notifying
- U** - Useful
- I** - Information
- S** - Seen
- A** - Affecting
- N** - [our] Neighborhood
- C** - [to] City
- E** - Employees

A West Highland resident who is **Notifying Useful Information Seen Affecting** our **Neighborhood to City Employees** as doing a good deed. So, it's okay to be a nuisance – it's a good thing. Below are some numbers that will help you become a better nuisance, thereby allowing you to fulfill your "oath of citizenship". Remember it is the West Highland residents' responsibility to make the City "greater and more beautiful than it was transmitted to us!"



Important Telephone Numbers

City of Atlanta:

Mayor Kaseem Reed
Office of Constituent Services

(404) 330-6026

Council Member Felicia Moore

(404) 330-6044

Atlanta Fire Department– Station 22
817 Hollywood Road, NW

(404) 546-7000

Atlanta Police Dept– Zone 1 Precinct
2315 Donald Lee Hollowell Pkwy

(404) 799-2487

Code Compliance

(404) 330-6190

Public Works (street repairs)

(404) 330-6333

Sanitation/Solid Waste
(household waste and yard trimmings)

(404) 330-6333

Street Right-of-Ways

(404) 546-6813

Traffic & Transportation
(traffic light and street signs)

(404) 330-6501

Watershed Management
(drinking water and waste water)

(404) 658-6500

Fulton County:

Commissioner Emma Darnell

(404) 612-8222

Animal Services

(404) 613-0358

Street Lights:

Subdivision Street Poles - GA Power (888) 660-5890
(except for light poles in park & along gateway)

Perry Blvd - GA Power (880) 660-5890
(high wooden poles)

Perry Blvd - City of Atlanta (404) 330-6501
(short decorative poles only)

WH Common Areas - Sentry Management (404) 459-8951
(light poles in park and along gateway) Ext. 104

West Highlands Homeowners Association Management:

Mary Ellen Sullivan (404) 459-8951, Ext. 104
Sentry Management

West Highlands Security Officer:

Officer Nelson (404) 914-8908





Homeowners Association Meeting

Saturday, June 25, 2011

10:00 AM —12:00 Noon

Heman E. Perry Park Amphitheater

*Please don't miss out on the important information
that will be discussed at this meeting.*



West Highlands Homeowners, you are invited to join our West Highlands Google Group, a forum to exchange ideas and information. The WH Google

Group will also function as a place to announce upcoming events and to view the WH newsletters. By joining the Group, you'll receive current messages and be able to post messages and questions for the Group. You are free to participate in the Group's discussions as much or little as you like.

To become a member of the group, visit <http://groups.google.com/group/west-highlands-homeowners> and "Sign in and apply for membership." Please make sure to insert your full name, WH street address and contact telephone number inside the text box when applying to the Group. If you experience any difficulty signing up, please send an email to kimy225@hotmail.com with your email address and West Highlands in the subject line so an invitation can be directly sent to you.

We look forward to welcoming you to the West Highlands Homeowners' Google Group.



I want to thank the authors – **Kim Ball, Karen Daniely, Linda Oldham, Perrin Quarshie** and **Kelli Robison** for contributing articles to West Highlands' debut newsletter. One could not ask for a more supportive and helpful group of neighbors.

I also want to thank **Nate Conable, Atlanta Beltline Inc.; Steve Brock, Brock Built;** and **Councilmember's Felicia Moore's** office for assisting me with gathering information for the West Highlands Horizon's section. My hope is that the newsletter will continuously share information through subsequent quarterly issues and in return the readers will become more actively engaged in the community. Please feel free to support @**WestHighlands.now** by contributing articles to rburatlanta@earthlink.net.

Robbie Burr