



Planning Update

1 Planning Update by Mr. Brock

2 Who's Who, HOA Agenda, Action items

3 Things to Do, People to Meet & Places to Eat! Landscape Pet's Corner

4 Like a Good Neighbor... Important Telephone Numbers,

Thanks to the dedication of the residents here and our staff at Brock, the West Highlands community continues to thrive and grow. Brock Built has now sold over 150 of our planned approximately 750 single family homes with development this summer continuing northwest between Drew Dr. and Hollingsworth. The past few months has also seen the infrastructure completion of the Drew Dr. extension to the south of Habershal Rd. The Drew Dr extension phase is designed to house 57 new homes ranging in price from the low \$200Ks to the low \$300Ks. Houses in this phase should start construction in fall 2012 and continue into 2013.

Along the northern edge of West Highlands, plans for the development of 402 new single family residences and townhomes are approved and waiting for issuance of land development permits by the city. Adjacent to the Westmoreland Circle area of the community lie approximately 15 acres of Georgia Powers' right-of-way. This land is designated for development of ballparks, a community garden and additional greenspace. The HOA has identified conceptual locations for these amenities, and will be engaging a landscape architect to develop the detailed plans for the ballpark and community garden with a target of having these ready for springtime.

Who's Who in West Highlands



Rene Downing has been a West Highlands resident since December 2010. She hails from Maryland, but has been a Georgia resident for 3 years. Rene has a Masters of Business Administration and is a certified Professional in Human Resources (PHR); she works in the HR department at Georgia Perimeter College. She has actively committed herself to the WH Communications and Social Committees. You can catch Rene walking Tink, her West Highland/Cairn terrier mix, through the neighborhood most days – just listen for the pup that barks her way down the street. Her hobbies/interests include all things artistic (concerts, festivals, museums, theater, etc.), traveling, volunteering, and experiencing new cultures.

Q What attracted you to WH?

A WH reminded me of the neighborhood I grew up in. It had an immediate peaceful effect over me and I knew this would be the best place for me to call home.

Q Why do you like living in WH?

A I like the location of the neighborhood. It's close to the city and other makes traveling through metro Atlanta pretty hassle-free. It's tucked away, even though we're so close to the city. I love when someone comes to visit and they say, "I had no idea this was here!"

Q What will make WH better?

A I think we're all looking forward to more amenities in WH, such as a clubhouse, pool, and dog park. I'm also looking forward to all the great work the WH Committees will do the make a more close-knit community.

Q How will you help make WH better?

A After the last HOA meeting, I volunteered for the Communications and Social Committees. I look forward to making sure residents have access to streamlined, clearly communicated information concerning WH. I also envision WH becoming a close-knit community and will actively participate with the Social Committee to provide events for residents of all ages.

PLANNING UPDATE CONTINUED...

Lastly, design and planning for the West Highlands community clubhouse and pool is just beginning. Again, with assistance from our newly formed committees we are starting the preliminary financial analysis, which will be followed by the planning efforts. We are working to develop a plan that will not overburden the finances of current homeowners, but will provide right-sized facilities for our community today with plans to expand in the future. This will most likely mean designing a phased amenity plan and building a smaller clubhouse and pool in the near future, with expansion space for additional pools and other facilities as we continue to grow. Financing is still being determined for the amenity build-out, and will require an analysis of the size and cost of facilities as well as the annual cost to maintain. The current annual HOA fees support the current common areas only, and the loan for the amenity build out will only cover the capital expenditures such as the design, building, equipment and parking lots associated with the facilities. The HOA will still be required to support the additional costs such as maintenance, utilities, insurance, lifeguards, etc. As such, HOA fees will be re-assessed once the new community clubhouse and pool near completion.

MEETING AGENDA

- I. Call to Order for West Highlands Home Owners Association meeting for June 30, 2012**
 - a. HOA Welcome – Steve Brock
 - b. Designation of Advisory Group – Steve Brock
- II. Safety & Security Updates**
 - a. West Highlands Safety Plan Presentation- Robbie Burr
 - b. Call for volunteers for Safety & Security Committee (sign up list to be distributed)
- III. Planning/Design Updates**
 - a. West Highlands General Planning Update - Steve Brock
 - b. Property Maintenance Requirements - Sentry Management
 - c. Parking Plan Update - Robbie Burr
 - d. Street Plan Update - Robbie Burr
 - e. Call for volunteers for Architectural Control Committee and Grounds Committees (sign up lists to be distributed)
- IV. Community Interests Updates**
 - a. Silver Comet Trail Update - Cobb Pearson
 - b. West Side Charter School Update - Cobb Pearson
 - c. Transportation Referendum Update - Cobb Pearson
 - d. Rand Recycling Update - Robbie Burr
 - e. Call for volunteers for Community Interests Committee (sign up list to be distributed)
- V. Social Events Updates**
 - a. Call for suggested summer/fall events: movie in the park, block party, other?
 - b. Date and time selection for next event
 - c. Call for volunteers for Social Committee (sign up list to be distributed)
- VI. Communications Updates**
 - a. Call for volunteers for Communications Committee (sign up list to be distributed)
- VII. Proposed Schedule for Upcoming Quarterly HOA meetings**
 - a. Proposed 2012/2013 HOA calendar: Saturday's at 10am: Sept. 29; Dec. 1; March 30
 - b. Discussion and vote to adopt

NEXT MEETING IS ON SEPT 29th.

ACTION ITEMS

- All Neighbors: Send Letters to APS expressing dissatisfaction with bus facility on Perry and ATTEND MEETING ON MONDAY 7/9 @ 6pm (130 Trinity Avenue Atlanta, GA)
- Board/SecurityCommittee: Evaluate Dan Holcomb's Security Plan to provide increased Patrols and coordination with other courtesy officers and zone officers.
- Board: Sign Cobb Pearson's Support letter for the Westside Charter School.
- Board/Landscape Committee: Discuss and begin plans for an Organic Garden
- Board/Parking/Transportation Committee: Continue to implement parking policy and add signs as-necessary
- BrockBuilt: Paint Parking Space Markers in Parallel Parking Spaces

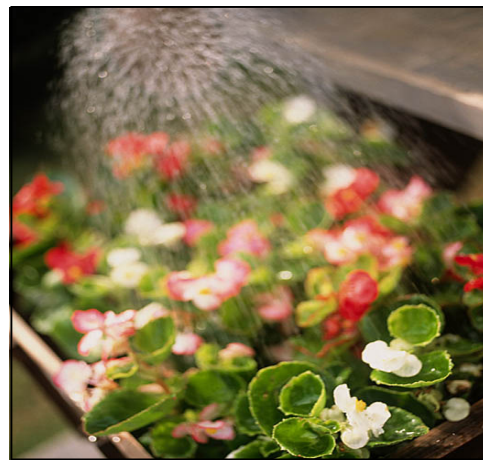
It was recommended WH start a community garden. Steve Brock was very supportive of the idea. He will investigate space and provide the equipment to prepare the soil.

Loving Your Landscape!

by Linda Oldham

A Good Landscape Design Increases Your Property Value

Your Home is one of the largest investments you have made. Protect that investment by keeping the grass, bushes and trees around your home healthy and attractive. Start with your grass. Great-looking lawns don't just happen, they are created. Step one: Rake. Keep dead leaves and debris off your grass, it will kill your grass. Step two: Check your lawn for bald spots, patches of moss and areas of grass compaction. All indicate soil should be aerated. Aeration increases the amount of air, nutrients and water reaching the roots. You can rent a lawn aerator from a home improvement store or hire a lawn service to do this. Step three: Top-dress your lawn after aeration. Arbor-Nomics Turf, Inc. told me a major problem we have in West Highlands is the fact the top soil around our homes has been removed. You can spread a very thin layer of composted manure over your law after aeration to help this situation. Step four: Fertilize once a month. Grass is a plant and it needs food. Step five: Circle your calendar now to schedule a time during spring to apply pre-emergent weed killer. Looking around our neighborhood, this is a critical issue.



Trim your trees and bushes in the spring and during the cooler/rainier periods. Neglecting your trees and bushes is like skipping a haircut for several months. It is hard to see your face/house and it's not very attractive. Trees should be trimmed high enough for a 6 foot person to walk under and bushes should be trimmed to a height about 6 to 12 inches below windows.

Happy Gardening!

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

by Way Joe Lee

A recently opened Food Truck Park is what is hot in the area right now. It is an awesome concept of gathering food trucks in one spot. It is the perfect date night and family spot that is BYOB. The location is set with a great visibility and demographic. Plenty of things to do here with live bands, corn-hole and picnic tables for any ages. Hours are Mon-Fri 11 am to 4 pm & 5pm to 10pm. Saturday Farmer's Market 3pm to 8pm. Sunday 11am to 4pm. Location is 1850 Howell Mill road. They also have movie nights scheduled so be sure to check out their website at atlantafoodtruckpark.com.

A couple of other places to check out that are very close to our neighborhood are The Corner Tavern and Urban Pl8 on Huff Road NW. The Corner Tavern "sports a dark stained wood interior, three pool tables, darts, and a spacious 30-seat patio. 31 drafts including heavy hitters like St. Bernardus and Piraat, plus a more-than respectable collection of Scotch and Tequila." While Urban Pl8 is all "about local/ sustainable products, healthier options, and affordability. They love the challenge of creating delicious food that follows the paleo, gluten-free lifestyle." Check out their websites at <http://www.thecornertavern.com/west-midtown/>, and <http://www.urbanpl8.com/>.

Yeah Burger Midtown is also fairly close to our front yards on 1168 Howell Mill Road. They boast natural and organic ingredients that are free of antibiotics, growth hormones, synthetic pesticides and herbicides, chemical fertilizers, ammonia and other nasty additives. It is a "build your own" burger type place and offer tons of sides, with shakes for dessert to boot! Check them out at <http://www.yeahburger.com/>.



PETS CORNER

WHY SHOULD YOU ADOPT?

Most pets who come into a shelter or rescue are not given up because they were bad. More often than not, it is domestic or economic circumstances that lead to turning a pet into a shelter or rescue. What this means is, adopting from a shelter or rescue means you are more likely bringing in a pet that has been socialized, housetrained, and trained in basic skills. Also, when you adopt a pet from a shelter or rescue, the adoption fee typically covers basic medical expenses including spay/neuter. A pet adopted from a foster home can provide you with valuable information about the pet's personality and behavior. Interested in going to a breeder for a purebred puppy? Did you know...25% of pets in shelters are purebreds?

ARE YOU READY FOR A NEW FURRY FAMILY MEMBER?

Before you adopt a pet, ask yourself if you are ready for a BIG commitment. Large dogs can live on average ten years and small dogs can live up to fifteen years while cats live even longer. A lot can happen in fifteen years! Be sure you are ready to commit to having a new family member. Most shelter pets have already had a tough start in life. Be sure that you can provide a safe and happy home for them for the rest of their lives.

WEST HIGHLANDS HOA COMMUNITY

West Highlands Homeowners,

You are invited to join our West Highlands Google Group and the Facebook group, forums 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 will receive current messages and be able to post messages and questions for the whole neighborhood! You are free to participate in the discussions as much or little as you like.

To become a member of the Google 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.



Another form of communication for the community is Facebook. Please search for "West Highlands Homeowners" and request to be added in the group.



PETS CORNER CONTINUED...

FINDING THE RIGHT MATCH

Many people decide that they MUST have a puppy or they HAVE to have a hihuahua, but not every dog is right for every home. Take a minute to reflect on your lifestyle. Are you willing to wake up in the middle of the night to let a puppy outside to do his "thing"? Are you considering a dog who needs lots of exercise when all you want to do is loaf on the couch all day? Finding the right match will prevent stress and frustration for both you and your new furry family member. Before you adopt, do your research. Find out how a shelter goes about the adoption process. If there is no interview or counseling involved, this is a bad sign. A good shelter wants to make sure that they are making a great match that will last a lifetime. Their staff will ask you lots of questions and be patient in educating you as a new pet parent. Below are some shelters that do a great job with counseling new pet owners:

Atlanta Pet Rescue: www.atlantapetrescue.org

Angels Among Us Pet Rescue: angelsrescue.org

PS For all animal lovers out there, don't forget to sign up for the Paws in the Park West Highlands Team by going www.pawsintheparkatlanta.org. Paws in the Park is a charity dog walk fundraiser and pet expo with live music, a kids corner, and lots of doggie demos to be held Sunday, September 23rd in Centennial Olympic Park. Join your neighbors!

IMPORTANT PHONE NUMBERS

City of Atlanta:

Mayor Kaseem Reed (404) 330-6026
Office of Constituent Services

Council Member Felicia Moore (404) 330-6044

Atlanta Fire Department– Station 22 (404) 546-7000
817 Hollywood Road, NW

Atlanta Police Dept– Zone 1 Precinct (404) 799-2487
2315 Donald Lee Hollowell Pkwy

Code Compliance (404) 330-6190

Public Works (street repairs) (404) 330-6333

Sanitation/Solid Waste (404) 330-6333
(household waste and yard trimmings)

Street Right-of-Ways (404) 546-6813

Traffic & Transportation (404) 330-6501
(traffic light and street signs)

Watershed Management (404) 658-6500
(drinking water and waste water)

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 greenway)

Perry Blvd - GA Power (888) 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 greenway) Ext. 104

West Highlands Homeowners Association

Management:

Josh Gilmer jgilmer@sentrymgt.com (404) 459-8951
Sentry Management Ext. 104

West Highlands Security Officer:

Officer Nelson (404) 914-8908

Officer Daniel Holcomb (716) 698-4358
officeholcomb@gmail.com

