



Fall 2021

Communications Committee Update

Our HOA newsletter is distributed each quarter via email. To ensure you receive the most accurate and current information about the HOA and West Highlands community please visit the Sentry Management Website <https://www.sentrymgt.com/offices/atlanta-north/> and register your contact information under my account. If you know of neighbors who are not receiving these newsletters in their email, please pass along this information.

The HOA aims to use email for all communications, with the exception of those items required to be delivered via regular mail according to our covenants.

Facebook Etiquette

Many homeowners are members of the West Highlands Facebook group. **We want to remind everyone that this is not the official channel for news and updates.** The most frequent complaints we receive regarding posts are the multiple requests in selling or giving away personal items and promoting businesses. We want to remind everyone of a few of the rules relating to posts:

1. Recommendations: we have created a list of recommendations from homeowners ranging from lawn care service providers to painters to pet care services. This document will be updated 2-3 times per year. Please refer to this file (go to files – WH recommendations) before posting to cut down on the repeated requests for the same information.
2. Be thoughtful on posts: this group is for activities and news relating to West Highlands residents. Please limit self promotion posts to 1x per month.
3. Selling Personal items: please put all items for sale in **one post**. Please limit posts selling items to 2x per month.

For a full list of rules – refer to our facebook page <https://www.facebook.com/groups/WHHOAATL/>

Our website is in the process of being rebuilt and should be ready in late October.



Fall HOA Annual Meeting
November 6, 2021
10:00 - 11:30 am

Zoom:

<https://prophet.zoom.us/j/8042679116>

Meeting ID: 804 267 9116
+13126266799,,8042679116
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We will review the 2022 Budget for West Highlands as well as provide committee and community updates. Please submit questions in advance of the meeting by Oct. 22nd. Questions can be submitted via email: questionswhhomeowners@gmail.com

Question submitted in advance will be given priority. Time permitting, we will address live questions.

Pool Update

Thanks to everyone for their patience and cooperation with our inaugural 2021 pool season. The pool is now officially closed for the season. The pool committee will be meeting over the next few months to discuss what worked well and what should be changed going forward. Your feedback throughout the summer was helpful and will be leaned on when updating policies/procedures.

We are expecting to re-open the pool mid-May 2022 and run a similar season as 2021.



Social Committee Update

For those new to the West Highlands, Halloween is traditionally a popular occasion, from hundreds of trick or treats to the awesome decor. Due to the ongoing pandemic, the social committee has decided to forgo a sponsored event again this year but welcomes everyone to enjoy the holiday however you feel comfortable. Please stay safe!

Future Events

- The social committee is planning on our annual Holiday lighting contest in December with several categories for competition in decorating your houses and yards. Details will be shared in our fall HOA Meeting on November 6th.



Common Area Management Change

The HOA would like to update the community on an important administrative issue. Two of the large common areas, the Heman E Perry Park and the Hollingsworth Blvd Linear Park, will now be managed by Columbia Residential, the company which manages the apartment complexes throughout the West Highlands neighborhood. This means Columbia Residential is now responsible for maintenance and security for these two areas. The HOA will continue to maintain all of the remaining common area spaces in West Highlands (i.e. dog park, pocket parks, open spaces, streets, etc.).

Here's the background: As part of the initial planning for the community the HOA and Columbia Residential agreed to an original management and cost-sharing agreement where the HOA would manage these community spaces for the first 15 years and after such time Columbia Residential would take over management responsibility going forward. Both parties would share the costs regardless of which party is managing the day-to-day responsibilities. That agreement was executed on September 22, 2006 and effective on September 22, 2021 management responsibility was transferred to Columbia Residential.

This change in management responsibility is separate, but related to the ongoing effort to get Atlanta Housing, who still owns the land, to perform the necessary capital improvement repairs and then convey the property to the HOA. It is Atlanta Housing's delay in addressing critical repairs in the parks which have prolonged replacing the playground equipment all while rising costs of goods and services keep increasing the cost to renovate. While the HOA Board will continue to advocate for these repairs, in the best interest of the community, it must be emphasized that all concerns about maintenance or security issues in Heman E. Perry Park or along the Hollingsworth Blvd Linear Park need to be reported to Columbia Residential – at least for the time being.

It was the HOA Board's hope that the property would have been transferred from Atlanta Housing to the HOA before this date, thus constituting a new agreement with Columbia Residential, and avoiding a management change. Unfortunately, the land was not granted to the HOA by Atlanta Housing in time to forestall this transition. The Board has always been concerned that Columbia Residential will not manage these areas well. Homeowners will now need to contact Columbia Residential regarding issues that occur only in these two areas: Heman E Perry Park and the Hollingsworth Blvd Linear Park. When reporting an issue to Columbia Residential, please feel free to copy Sentry Management in digital communication, as the Board does want to track problems that arise and are not addressed by Columbia Residential. The Board wants to continue to remind Atlanta Housing that they are ultimately responsible for their parcels of land and they too need to act with more urgency to fix problems on their property, especially if issues grow under Columbia Residential's management.

Contact Information

TO: Columbia Residential: Malaika Taylor mtylor@columbiares.com

CC: Sentry Management: atlantanorthcompliance@sentrymanagement.com

Accounts Receivable Reminder

Have you checked to ensure your HOA account is current and your dues are paid up?

Some members of our community have accounts in the arrears contributing to over \$150K in HOA's accounts receivables. Dues help keep our community clean, safe, and maintain amenities. Turning over outstanding accounts to collections is a costly and unnecessary expense to incur. The consequences of not paying your dues – racking up collection and legal fees, lien placed on the property, lawsuits, and court fees - easily exceed the costs of the actual dues itself. Be a good homeowner and help fund our beautiful neighborhood. Please get caught up on your dues and keep your account current.

2021 Annual Dues



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Westside Community Happenings

We hope many of you have visited and enjoyed Westside Park. It's great that the park has finally opened after years of watching the build out. It's a great time of year to be outside and take advantage of all the park has to offer.

Fall Activities

Nearby Pumpkin patches:

- Sleepy Hallow Farm
- Burt's Pumpkin Farm
- Pettit Creek Farms
- Warbington Farms
- Still Family Farm



Westside Community Happenings con't



FALLback Friday at the Works

Fridays 5-8pm

Come out on Fridays for live music in The Camp. Grab a beer from Scofflaw or a cocktail from Chattahoochee Food Works and head to The Camp. Enjoy an eclectic mix of old and new favorites to wind down the week. Fun for all ages, no fee.

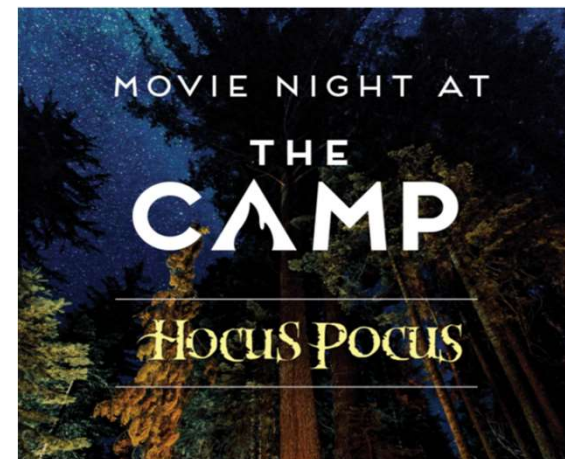
Featuring Orchestra Noir Duo

October 22, 2021

Halloween Movie Night - Hocus Pocus

at The Camp | 7:00 pm

Join us in The Camp for a spooky showing of the Halloween classic Hocus Pocus. Bring your blanket and set up under the stars and tree canopy. Hand spun cotton candy, popcorn and other treats available in The Camp. This event is free of charge but there is limited capacity.



Important Contact Information

- **Sentry Management:** for questions relating to your HOA dues, ACC modifications & violations, park reservations, and more
atlantanorthcompliance@sentrymgt.com 404.459.8951
- ProTech Security: 470.825.1460 (If a crime is taking place, please call 911 first)
- Subdivision Street Poles: [Georgia Power](#)
- West Highlands Website: westhighlandsatl.com
- Please refer to the ATL Waste schedule found on <https://www.atl311.com>. All trash bins should be removed from the street by the end of the day and not left on the curb overnight.

SIGN UP FOR SERVICE REMINDERS:

Visit www.atlantaga.gov/solidwaste • Dial 3-1-1