

HOA Meeting
Nov 3, 2018
Notes

Presentation: Northwest

- Weed control- this time is the best time of year to take care of your lawn for weed control and to have green grass next year
- Waiting till Spring is too late for weed control – now is the time for pre-emergent
- Carpenter Bees- you will find them on wood fencing and decking. They will lay their eggs in your wood and they will eventually start eating holes in your deck and you will get wood rot. As it is getting colder, their season is ending. Early spring is a good time to start from a preventive standpoint.
- Stink bugs – they are dumb and don't know what they are doing. They are trying to find warm and sun. We can treat doors, window and other entry areas. Getting to the source is what treats the problem.
- Wasps- there is preventive for wasps. The wasp nests tend to like to build nests on apexes and highest point of the house. Long poles can remove. They can build a nest over-night so you really want to stay on top of this
- Northwest is open to a group discount if anyone wants to coordinate that

Open Forum/Questions

Q: What is going on Perry Blvd?

A: Clearing out the overgrowth. Knocking down the trees where there is overgrowth, taking down the fence and clearing the brush

Q: Who do we contact when we see over grown trees?

A: You call the city – 311

Q: What is happening with the 3 townhome communities? Why are HOA fees increasing?

A: Upcoming projects include streetlights, irrigation, adding landscaping. Brock is creating a landscaping plan for the townhome areas. We have a new landscaping vendor for the townhomes. Much of the work they are doing now will be visible in the Spring. Expenses are increasing due to water meters and insurance. These homes do not have subsidies.

Q: Updates on streetlights? Will street lights be installed on Johnson Road?

A: Georgia Power is responsible if street lights are out. For installation of new street lights, this is a city issue.

Q: What about common areas/green space - What is plan for making sure these areas are well kept?

A: We have put current Landscaper on notice. They want to keep our business and in the Spring we should start to see a lot of progress. If we do not see the improvement we've agreed to, we will cancel their contact.

Q: Community Garden – what is the timeline? We just got the land transfer.

A: It will probably be another 2 years before the garden will be ready. The garden is not an HOA initiative – it would be a community initiative.

Q: Parking permit – how do you obtain?

A: It is on the [website](#). If you haven't heard back contact Brittany, please reach out again.

Q: How can we get speed bumps on Perry?

A: We've reached out to the city. Because it is a main artery for the city they are not installing a speed bump. Residents can reach out directly to the city (public works) on your council representative.

Q: How can we get more receptacles installed for pet waste in the community?

A: Contact Brittany and tell her where.

Q: What is going on around Rockdale park?

A: It's all for the proposed spur to the Proctor Creek Trail that will connect to an existing trail between Habershal and Argule Ln once completed

Q: Do we have anything in the covenants – that restricts the number of rentals in the community?

A: Not yet it would require 2/3 of the homeowners to change the amendment

Committee Reports

ACC & grounds– Tim Reynolds

- Home inspections were conducted last week – we only had 5 volunteers
- Tim is compiling the notes and letters will be going out by end of Nov
- Home inspections are 2x per year. Primarily we are looking for weed issues as well as calling out things that you may or may not notice (wood rot, wasps.) Items such as wasp are non-fineable offenses, they are callouts for things you probably want to address.
 - If you are fined – we will work with you, we need to see effort and results. But we will work with you
 - From homeowner and volunteer of inspections over the years: "I'm a homeowner and we know the common problems that we all have (grass not growing between houses) so we try to be very fair."
- Q: What about the other inspections that seem to be happening more randomly? By Sentry?
- A: These occur for problem houses as well as on-going general inspection of common areas. Most of the random reviews are triggered by complaints from other homeowners.
- Q: What do we do about tree removal? Some of the tree roots are getting overgrown and messing up the sidewalks? Blocking street signs. Are we planting the right trees? If they are getting to big? We have more than one area where trees have completely covered street lamps (lamps are now embedded in trees). Trees have covered/completely blocked street signs (parking signs embedded in trees, stop signs not visible). Canopies so dense that overhead street lighting has been completely blocked making streets very dark. Low branches dangerous to pedestrians as many homes have branches below 5' extending over side walks
- A: If trees are blocking powerlines then this is Georgia Power. If trees are blocking sidewalks and making it hard for people to pass, then this is the homeowners responsibility. Tree trimming can be expensive. If you need to trim trees, send out a note on FB to see if other homeowners are interested and explore a group rate. Many homeowners have equipment and may be willing to help you out.
- Q: In the spring/summer what is the schedule for how the landscaping is maintaining common areas?
- A: It is supposed to be every two weeks. We've not been pleased with our current landscaping company. We have put them on notice. They've been working hard the last several weeks to ensure we have good looking common

areas next Spring/Summer.

- The board is considering block captains/zone captains who can report on specific areas. As WH grows, it requires help from those who live here to help report areas that are in need of work/repair. We will share more about this next year.

Security & Safety- Frank and Matthew

- We had a less hectic Halloween – we had extra security and off duty policy to slow down traffic and make it safe for kids.
- During fall break – we increased security. We tend to see increased activity during school breaks. There was one night where there were several car break-ins near the apartments.
- In the new section – in front of the model homes – changing the parking signs so everyone has equal parking opportunities.
- We are trying to start a neighborhood watch – please message Frank Wickstead for details. We need a group of 10 volunteers to get started.
- Q: What recourse do we have to fight improper booting?
- A: If you are booted you have to deal with the booting company. If you are unclear on the parking on the parking policy you can check the [website](#). Things to keep in mind:
 - Usually when a car gets booted – the complains are from homeowners
 - When Westside Park opens we are going to have a big problem with parking similar to Piedmont Park. It is important that we have clear parking policies and enforcement
 - There are certain areas where there are no parking permits –like Habershal which are owned by the city which we cannot control
- There will be additional security during the holidays – if you are out of town let security know
- Stop your mail if out of town
- Turn on your outside lights – there are a lot of automated options

Capital Improvements- Matthew

- We did an overall walk of the property with Brock to discuss Capital Projects. Areas of work/under future consideration:
 - Adding sidewalks on both sides of the streets – starting on Hollingsworth
 - Cutting down kudzu near school
 - Lighting plan near townhomes
 - Retention pond – clearing the area around that – asking AHA to support
 - We've added new mulch in the park, fencing repainted and repaired some of the equipment
 - Waiting on a bid to re-do the playground – asking AHA for support.
 - Do we have input on the type of equipment we get?
 - It will be dependent of funding – new equipment is expensive
 - The path on Rockdale – the plan is to have in paved – where will it open?
 - It will be to the right on Argule

Social & Welcome – Wandie

- Christmas Activities – house decorating
 - Two categories: Griswold – the tackier the better and traditional
 - Details will be on FB
 - Will explore a FB live experience
- If anyone is interested in hosting a holiday party for the neighborhood – let Wandie know
- Welcome to WH – we are exploring ways to welcome new neighbors. A gift and welcome package for new homeowners

Communications & Community Interests – Kara/Board

- If anyone wants to join the communications committee, please reach out to Kara
- FB protocol: we receive lots of complaints from members who are posting things not related to this community. Please remember this forum is not for your personal marketing – it is for activities/news for WH residents.
 - When posting items for sale – only 1 post for all items.
- A Neighborhood Clean-up has been organized for Dec. 1. For more details – see [FB post](#)
- Community interests: so much is happening in the Westside
 - Start of future Westside Park
 - Beltline moving forward sub area 9
 - A lot of development on Marietta
 - River rock project – walk along the Chattahoochee River
 - Potential to Reopen gun club park – repurposing the landfill – walking or biking trails
- Legislation – the WH plan was always that the streets would become city streets, as it would be cost prohibitive for WH to maintain. If the streets do become city streets, we lose control of things like parking, people vacating vehicles. We are suggesting that they still become city streets, but we control enforcement, still having a permit to park, we need everyone to support. There will be a meeting where we all need to attend next year to show our support.

Amenity Package – Karla

- We are waiting on repairs to be done to the land – which are costly. Once those are completed we will go to permitting.
- Once we start permitting should take about 9 months – late summer 2019 open if no additional delays
- In early 2019 we will be activating committees for the pool:
 - Usage of non-pool space – renting clubhouse, security etc.
 - If you want to get involved – reach out to Karla

West Highlands Buildout - Brock

- Amenity – in the closing process with the AHA. It will take about 9 months to build
 - The dirt you see now – raising about 4 feet so it won't be set to low
 - Will probably contract with a 3rd party to build the pool. Brock will do the site work. Brock will not charge for this and that will offset the contractor fee

- Q: What issues do we anticipate? AHA is committed to doing this.

- A: They will give us something the question is how much
 - Q: What is the total all in \$?
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 - A: We are working on that now. Once we have the bids we will have a solid number. It will be a couple million \$\$
 - Q: Will dues be increasing?
 - A: Dues are not changing. The dues we've been paying allocated for the pool have been set aside for the pool – it will all go towards the loan.
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- Land approval for 3 more phases in WH - about another 350 houses.
 - Greenspace across from townhomes – has been graded. Waiting on land transfer. Should be able to finish next year. Next year should be able to finish.
 - The new lots should come on the market in the next 60-90 days
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- Distribution of 2019 Budget – will be mailed out to all homeowners