



Spring 2021

Social Committee Update

The Social Committee has lots of exciting plans for 2021. Dates are TBD but the following is a list of anticipated events:

- Backyard Progressive Party or Porch Party
- Annual Yappy Hour at Dog Park
- Boo Your Neighbor
- Jazz Concert
- DJ Concert in the Park
- Pool Grand Opening
- Food Trucks
- New Homeowner Welcome Event

In February, our Social Committee launch a “You’ve been hugged” event. Thanks to all those who participated.



Pool Update

Tyler Skelton and a small team of our neighbors have been sharing a large number of responsibilities in order to prepare for the opening of the first phase of the West Highlands pool this summer. Construction of the pool and pavilion are progressing and remain on track for an opening in early June. The pool committee is currently reviewing vendors for pool maintenance, pool monitoring/security, and furniture. A lot of work needs to be done to make selections for these services and then have them in place for an opening.

Additionally, a list of rules for the pool are being finalized that will hopefully meet the diverse needs of all the neighbors in our growing community equitably. These include policies around opening and closing dates for the pool season, hours of operation, guest policies, and general rules for conduct and etiquette while at the pool.

Finally, although there is good reason to be optimistic that the pandemic is waning, prudence necessitates consideration of additional policies for this summer. Both because our entire community has waited so long for the completion of this amenity package and because of anticipated eagerness to socialize after so much isolation, strong demand in using the pool is anticipated and so there are plans to limit capacity and probably implement a reservation system to allow for the entire neighborhood to enjoy the amenities as equally as possible. Specific details are still being discussed for the best way to allow all of us to enjoy a great summer at our new pool, please be patient with our small group of volunteers as they work to prepare everything for us. Further details, particularly on rules and temporary policies for this summer, will be forthcoming.



ACC & Security Updates

ACC

The first set of warning letters are being sent this week to homeowners who have exterior maintenance violations. Currently, over 30% of the homeowners have weeds in their lawns. Weeds continue to be the largest non-compliance issue in West Highlands. Additionally, it is the second reason why accounts are turned over to legal for injunctive relief (delinquent assessments being the first reason). Neglecting to address this violation is very costly to a homeowner. In addition to racking up fines and legal fees, re-sodding a yard costs over \$1,500.00 on the average. Re-sodding a yard is required when weeds have taken over the grass and weed abatement service is no longer effective. To remedy this infraction, it is recommended to contract with a lawn care company that specializes *only* in weed abatement on an annual basis.

Each homeowner should regularly assess the exterior of their Lot for maintenance repairs. If your house needs painting, then meet with a painter to schedule the painting. If you have to repair wood rot, porch railings/stairs, shutters, roof, etc., then schedule to have the work performed. If the beds and trees need to be replenished with mulch or pinestraw then do so. If the house has wasp nests, then have them removed. By now you should get where this is going. The homeowner should be the first to know what their Lot needs and have it repaired. The compliance officer inspection should not be the first time your Lot is inspected nor should the officer's non-compliance report be the first time you are made aware of a violation existing on your property.

Do your part with helping West Highlands preserve its curb appeal. Information on home exterior and lawn care can be found at <https://westhighlandsatl.com/documents/>

Security

Protect Security is still receiving reports of stolen packages that were delivered to homeowners' porches. They have also been alerted to an usual suspect with approximate age of late teens to early twenties on a bicycle or scooter pulling vehicles' door handles with the hopes of stealing content left inside. These types of thefts are usually occurring around construction zones but they have received reports of similar types of activities happening throughout the neighborhood. Protect Security is urging the community to lock car doors at all times and to remove any items from sight. They are also asking homeowners to keep garage doors closed at all times except for ingress and egress.

Now that we are approaching the warmer climate, juveniles will start to frequent the park and common areas. Some may begin to loiter on the streets or areas which are prohibited. Contact Protect Security if you observe behavior that violates the Community Rules and Regulations (i.e. smoking and drinking alcoholic beverages in the common areas, walking dogs off leash outside of dog park, vandalizing property, etc.). Reminders – Familiarize yourself and guests: (1) on the Parking Policy (example: vehicles parked on the street shall be moved every 24 hours); and (2) on the Community Rules and Regulations. You can visit <https://westhighlandsatl.com> to find these policies.

REMINDER: Criminal incidents that occur in West Highlands should first be reported to Atlanta Police Department through the 911 system.

Communications Committee Update

A newsletter will be 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.

The HOA will 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 your business. We want to remind everyone of a few of the rules relating to posts:

1. 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
2. Selling Personal items: please put all items for sale in one post. Please limit posts selling items to 2x per month
3. Recommendations: use the Ask for Recommendations tag when seeking a recommendation. This keeps information current and cuts down on repeated requests.

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

Spring HOA Virtual Meeting

May 15, 2021, 10-11:30am
EDT

Zoom:

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

Meeting ID: 804 267 9116
+13126266799,,8042679116#

Submit questions in advance of the meeting by April 30th. Questions can be submitted via email: questionswhhomeowners@gmail.com

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

Westside Development

BELTLINE – WESTSIDE TRAIL/WESTSIDE BELTLINE CONNECTOR

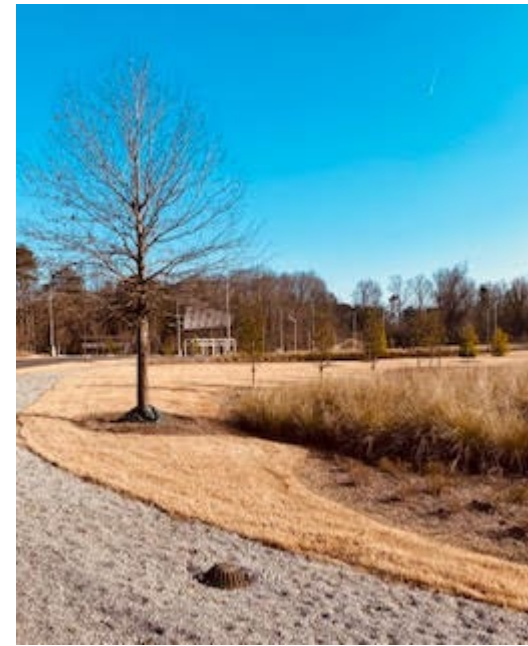
- The PATH Foundation is in the final stages of this 1.6-mile multi-use trail between Joseph E. Boone Blvd and Law St. An official opening and ribbon cutting is in the planning stages, but the trail is open and in use.
- New solar LED pathway lights are being installed in the trails at significant at-grade intersections along the Westside Trails.
- **Westside Trail – Segment 3:** PATH is expected to break ground on Segment 3 in March with a 10–12-month completion schedule. This segment is 1.2 miles long and runs from James P. Brawley Dr. to Huff Rd, utilizing Marietta Blvd right of way.
- **Westside Trail – Segment 4:** This northern extension of the Westside Trail will run from the current terminus of the Westside Trail at Washington Park to the Westside BeltLine Connector which is just north of Donald Lee Hollowell Pkwy. ABI continues to work with the design team (Alta) and meet with stakeholders, including ATLDOT, MARTA, DWM, Washington Park Conservancy, private developers, and surrounding neighbors.
- General Westside Trail extension info with a full gallery of photos can be found at: www.beltline.org/places-to-go/westside-trail-extension.
- **Holderness space:** Work is now complete on the paved access point and greenspace refurbishment between the Westside Trail and the Ashview Heights neighborhood



Westside Development

WESTSIDE PARK

- When will the park be open? The park is currently an active construction site and is scheduled to open in June 2021.
- How will the park benefit the community? The \$44 million Westside Park will change the surrounding landscape by transforming the area into the city's largest greenspace while spurring development for nearby neighborhoods and providing a critical emergency water reserve for Atlanta.
- How large is the park? Once completed, the park will encompass a total of 280 acres, almost one hundred acres larger than Piedmont Park. It will connect the Proctor Creek Greenway and the Chattahoochee River corridor with the Atlanta BeltLine.
- Will the Westside Park be ADA-accessible? Yes, ADA compliant trails will lead park visitors to the grand overlook for breathtaking views of the reservoir and the Atlanta skyline.
- How long has the reservoir been under construction? The City of Atlanta Department of Watershed Management (DWM) began construction in September 2016 to transform the quarry into a 2.4-billion-gallon reservoir to increase the City's emergency drinking water supply from the current three days to more than 30 days. Work also included the construction of an approximate five-mile underground tunnel connecting the new reservoir, the Chattahoochee River, and the Hemphill Water Treatment Plant.
- What type of public amenities will the park provide? The park will include walking and bicycle trails, playgrounds, educational facilities, and pavilions for special events such as picnics and weddings. Parking areas and restrooms will also be available. All phases scheduled-to-date will be open and accessible. Amenities: shade pavilion, multiple hard-surfaced trails, open field for activities, playground, restrooms, two parking lots and the Grand Overlook which will show the quarry filled with water
- Will the quarry be open for water recreation (swimming, kayaking, etc.)? Due to safety and security concerns, water activities are prohibited in the quarry.



Westside Development

Checkout the several developments close to West Highlands. Each offer a combination of retail, entertainment and dining options.

Westside Village

2230-2260 Marietta Blvd, Atlanta
30318

Now Open

- The Woodall
- Ted's Montana Grill
- Henri's Bakery & Cafe
- Dekka Lash
- Sugar Polish Nail Bar
- Salty Dog Pet Salon
- Westside Pizzeria

Coming Soon

- Sweet Auburn BBQ
- Amar Bien
- Desta Ethiopian Kitchen
- Restore

The Works

<https://theworksatl.com/>

1295 Chattahoochee Ave NW, Atlanta,
30318

Now Open

- Les Mains Nail Bar
- Stellar Bodies
- Adelina Social Goods
- Basik Spaces
- BOBO Intriguing Objects

Coming Soon

- The Waffle Experience
- Baked Kitchen
- Baker Dude
- Graffiti Breakfast
- Flying Fish
- Pomodoro Bella

Westside Provisions

<https://www.westsideprovisions.com/>

1100-1210 Howell Mill Road, Atlanta, 30318

Now Open

- Base Brands
- Brown Bag Seafood Co.
- Falafel Nation
- Five Daughters Bakery
- Forza Storico
- Framebridge
- Hudson Grace
- Little Trouble
- Nouvelle Nails
- Perrine's Wine Shop



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:
<https://www.georgiapower.com/company/safety/outages-and-stormcenter/outage-information/street-light-outage.html>
- West Highlands Website: westhighlandsatl.com