



Summer Newsletter 2018

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Amenity Package Update

As included in the AHA letter that was delivered to the community, we expect the land transfer to happen in June 2018. The WH HOA Advisory Board has not received any additional updates from AHA since their letter dated 3/26/2018 and are unable to speculate on if there have been any changes that have not been communicated to us. Should AHA fail to follow through with the land transfer as scheduled, the Board will begin the process of notifying AHA of our intent to refund the homeowners and halt the process for future transfers.

Should this process be set in motion the action will be considered permanent and future efforts to pursue land transfers for the purposes of amenity build-outs in WH will cease. If the land transfer does not happen, HOA dues will be reduced accordingly for 2017 and 2018. The methodology for that reduction as well as the process of refunding or crediting homeowners will be determined as necessary. Several homeowners have submitted questions based on the last announcement.

Q: Since the attachment with specific land approved was not included, is this covering the land for all future amenities (athletic fields, dog park, etc) or just the pool/clubhouse and parks as mentioned?

A: Getting the land for the pool/clubhouse is our priority and if the transfer needs to happen in a phased process we will pursue this transfer first in order to expedite construction. The additional green spaces that were referenced include the letter do include existing green spaces such as Heman E Perry park, as well as the areas under the GA Power easement that are intended to be used for the ball fields, dog park, community garden.

Q: Is there any update on the land for WACS and when will their trailers be moved to facilitate construction?

A: The WH Board has not been directly involved in the negotiations between AHA and WACS, however our understanding is that WACS will be relocating to the former Archer high school on Perry Blvd, beginning in June 2018, for the 2018-2019 and 2019-2020 school years. The location of the new school is slated to be located off of Perry Blvd in the vicinity of Sanford Drive and Lucy Compton Lane. The trailers that are currently located at the future pool site are positioned to not interfere with phase 1 of the amenities should the schools scheduling overlap with potential construction activities.

Q: What is the revised timeline for construction in a best-case scenario with closing actually taking place in June?

A: Our goal is to have the pool open in summer 2019.

Q: Will HOA dues increase in 2019 as the result of the pool being built?

A: It is the HOA's intent to not increase dues for the next few years. That being said, the financial needs of the community are analyzed every year to ensure we can meet our obligations

Q: What happens if we don't get the approval to start construction? Will monies paid in HOA dues for the last two years be refunded?

A: If the land transfer does not occur, homeowners will be refunded for money that was meant for the pool/amenities. There will be reductions in dues for 2017 and 2018 if the amenities package does not go forward.

Q: Are there committees for the pool etc. and how can I get involved?

A: There are committees that have met, but things have been on hold as we await acquisition of the land. Committees have been set up to review budgetary issues, regulatory issues and construction issues surrounding the amenities. It is the intent to re-activate these committees once we have dates.

Upcoming Events

HOA Meeting

Date: July 14, 2018

Location: Fire Station 28 1925 Hollywood Road NW, ATL GA 30318

Time: 9am-11am

*Appeals for inspection letters will be heard after the HOA meeting

Neighborhood Block Party

Date: July 14, 2018

Location: Intersection of Stanfield Ave & Drew Drive (new phase

Time: 2.30pm

Details for all upcoming events can be found in the WH Facebook group

<https://www.facebook.com/events/>

Join your neighbors for an afternoon of good eats, drinks and fun activities for the entire family

Location: Intersection of Stanfield Ave & Drew Drive (new phase)

Day/Time: July 14 @ 2.30pm

Activities: bouncy house, waterslide and water spray and other games and activities, DJ, dancing and Paella Preparing and Cooking Demonstration

Food & Beverage: Paella. Bruster's Ice Cream is providing hotdogs, chips and beverages and of course Ice Cream and toppings. WH will provide fresh margarita mix – you bring your favorite Tequila, Rum or spirit of your choosing to liven up your cocktail



Volunteers are needed to assist with set-up, clean-up and break-down for event. Please contact Frank Wickstead at fwickstead@gmail.com to volunteer.

Contact Information

Sentry Management

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Committee Updates

Architectural Control and Grounds:

Inspection letters should be out no later than June 15th. Appeals will be heard after the HOA meeting on July 14th.

Where do you find details if you want to make a change to our house? i.e. adding a fence, paint color, landscaping change?

Please visit the Architectural Control Committee Modification Requests on the WH website <http://westhighlandsatl.com/documents/>

What are the list of yard requirements?

They can be found on the website: <http://westhighlandsatl.com/wp-content/uploads/2013/11/Personal-Property-Grounds-Standards.pdf>

Where can I get a parking decal?

<http://westhighlandsatl.com/parking/>



Future Westside Park at Bellwood Quarry

Proctor Creek Greenway meanders along the banks of Proctor creek with views of the future Westside Park. Proposed Phase 1 in Westside Park will connect to the Proctor Creek Greenway.

According to AJCCOM and AtlantaGa.Gov:

The park will also include a grand overlook area to maximize views of the quarry-turned-reservoir as well as panoramic views of the Atlanta skyline. Visitors will be able to experience the quarry using ADA-accessible trails leading to the grand overlook. Phase One of the \$26.5 million project will also include trails designed to enhance public experience and provide a pedestrian connection to and from the Proctor Creek Greenway.

The Bellwood Quarry has been under construction since September 2016. The City of Atlanta Department of Watershed Management has been working to transform the quarry into a two billion gallon emergency drinking water reservoir for the City that will increase the emergency water supply from three days to thirty days.

Proctor Creek Greenway officially opened to the public on Monday, May 7th.

Take a lovely stroll along the Proctor Creek Greenway from the Bankhead MARTA Station at Donald Lee Hollowell Parkway toward Boyd Elementary School on Johnson Road. The trail follows the creek along the west side of Westside Park at Bellwood Quarry, which is slated to become the largest City of Atlanta park. The initial phase of the 280 acre park should be open in 2019.

Westside Happenings