

# WEST HIGHLANDS



NEWSLETTER

Q3 2022

# Fall HOA Community Meeting: Nov.12, 2022

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## Planned Agenda

- Committee updates
- Review of 2023 Budget
- Review of new Community Standards policy
- Update from Brock Built on community build out

Please submit questions by Oct.28th to [questionswhhomeowners@gmail.com](mailto:questionswhhomeowners@gmail.com)

Date: November 12 9:00 a.m. - 10:30 a.m.

Zoom Access: <https://prophet.zoom.us/j/8042679116?from=addon>

US: +1 312 626 6799 or +1 646 876 9923

# Community Standards



Three years ago, an ad hoc committee of homeowners was formed to create a list of community standards, with a notification, appeal, and fine process, that was intended to be more clear for most potential violations of the covenants. This was in response to confusing about existing policies. The new standards go into more depth explaining the responsibilities of the homeowners throughout the process and what actions or omissions would result in fines. The Community Standards - Fine Schedule have been published to the West Highlands HOA Website and the HOA Advisory Board will oversee and review their implementation by Sentry Management. The HOA Advisory Board would like to thank the homeowners who volunteered their time to help draft the standards.

# Pool Facility Update

The West Highlands HOA Pool Facility was closed for the season on Sunday, October 2nd at 9 p.m. Key fob access has been disabled until the pool reopens in May.

## 2022 Season Recap

The pool facilities first full season has finished. There were limited closings and it is hoped closings can be reduced in the future with some preventative measures and changes to cleaning and maintenance. Review of the pool maintenance contractor (Sweetwater) is ongoing as we hope to work with them to better meet our needs.

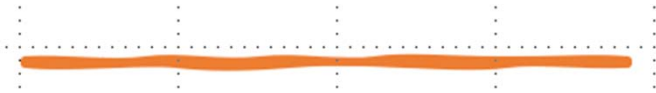
## Potential Changes in 2023

The addition of another handrail to the broad semi-circular steps into the pool for easier access is planned. The addition of an automated chlorine/acid controller to the pool and/or a robotic pool vacuum for more consistent cleaning are being considered as ways to improve the condition of the pool and prevent downtime. The pool committee is also considering updating hours with a possible weekly closing for part of the day on Mondays for regular cleaning as well as reviewing whether the pool should be closed on weekdays in September due to very low attendance.

**A request for volunteers to help pack furniture for the offseason will come via Facebook in the next couple weeks.**



# Dog Park Updates



Along with the water faucets that were installed last spring, shade and seating are still being planned for the dog park. Repairs to the fencing are also expected. The date for these additional upgrades and repairs is currently unknown.

## Reminders:

- The entrance for the dog park are the gates along Drew Dr. The side and back gates are for special access for the landscapers and AGL to access the gas lines. Please do not use these gates to enter or exit the dog park.
- Damage to the fence is caused by dogs chewing and pulling on the fence. If your dog or someone else's do this, please stop them.







# Social Committee

For those new to the West Highlands, Halloween is traditionally a popular occasion, from hundreds of trick or treaters to the awesome decor.

The Social Committee is planning for the annual Holiday Lighting Contest again in December with several categories for competition in decorating your houses and yards. Details will be shared during the fall HOA Meeting on November 12th.

# Community Events

The public grand opening and block party for the Arthur M Blank Family Animal Care Center will be Oct. 15, 2022 from 12:15 p.m. – 4 p.m. Featuring games, food trucks, and a chance to tour the new facility.

Location: 1551 Perry Blvd NW; Atlanta, GA 30318. More details coming soon on the Humane Society website:

<https://atlantahumane.org/who-we-are/our-locations/atlanta-animal-center/>



# Westside Development



On September 21 and September 22, Atlanta Housing (formerly known as Atlanta Housing Authority (AHA)), presented to the West Highlands community plans to demolish two vacant and dilapidated structures near the corner of Rockdale Road and Johnson Road. The second presentation on the 22<sup>nd</sup> concluded early so the residents requested to repurpose the remaining time to discuss possible projects to place on the site. There was a recommendation for affordable housing but most of the suggestions were for retail. When more suggestions moved to possibly extending the Westside park with a playground or some other active use it then opened the conversation toward the redevelopment of the Heman E. Perry inside of West Highlands. AHA stated they would follow up with the West Highlands HOA on the timeframe to redo the park.

Neighborhood Planning Unit – G (NPU-G) meetings are where citizens can participate in the formal input process to submit recommendations to the City on planning issues related to Zoning, Land-Use, Transportation, Parks, Code Enforcement, Development/Re-Development and many other city-initiated projects. If you want to know more about new projects and events happening in your neighborhood, please attend the meetings held on the third Thursday of each month at 7:00 p.m. (except for the months of July and December when no meetings are held). The Zoom meeting link can be found on the City of Atlanta's website: <https://www.atlantaga.gov/government/departments/city-planning/neighborhood-and-npu-contacts>. West Highlands is within NPU-G so click on the corresponding link. AHA usually presents monthly updates at the NPU-G meetings.



# HOA Dues Reminder



**PAST DUE**

Have you checked to ensure your HOA account is current and your dues are paid up? All accounts with an outstanding balance will be turned over to the attorney for collection effective October 15, 2022.

Some members of our community have accounts in the arrears contributing to high HOA accounts receivables. Dues help keep our community clean, safe, and maintain amenities. Outstanding accounts sent to collections is a costly and an unnecessary expense to incur. The consequences for 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 themselves. Be a good homeowner and help fund our beautiful neighborhood. Please get caught up on your dues and keep your account current.

# HOA Reminders

## Reminders:

- Please pick up after your pets. Be considerate of your neighbors and pick up every time, whether in common areas or a neighbor's yard.
- Please observe all parking rules and make sure you have registered your car and that your guests are following all parking rules.
- Please refer to our [website](#) for official news and updates. The WH FB group is not the official channel for information
- To receive emails and newsletters and other information, register your email address with Sentry Management

## •Sentry Management contact:

- Phone 404.459.8951
- Email: [atlantanorthcompliance@sentrymgt.com](mailto:atlantanorthcompliance@sentrymgt.com)

