

WEST HIGHLANDS



Newsletter | Q4 2022

Recap: HOA Meeting (Dec.5, 2022)

West Highlands Update from Steve Brock

Brock continues to work with the AHA with three more phases to build out. The next phases are:

- Vacant lots - 56 SFH
- 2000 Perry - about 65 SFH
- 10 acres next to West Side Park - 102 condo units

We have come to final terms with AHA on those three phases. We expect to sign agreement in January 2023. Building on the vacant lots will start immediately. The other phases require more groundwork. There was a site that was supposed to be for condominiums next to amenity site, but this isn't financially feasible right now based upon the market.



Recap: Questions for Brock Built

Questions for Brock Built

- How is the macro-economic environment impacting development?
 - Things have slowed down dramatically since this time last year. Pace is slowly starting to rebound.
- If there are plans to begin on one of the three phases in or near January, why does the budget not include any assessments for new home sales in 2023?
 - We have been working with Atlanta Housing Authority in trying to get to get the next phase of houses built, but with the delays and market uncertainty it was considered financially irresponsible to budget assuming houses would be built and sold within 2023. It is hoped that houses will be sold and will improve the position of the HOA budget.
- Where can we get a map of the future buildout for WH?
 - There is a map on our website <https://www.westhighlandsatl.com/community/> or you can review at Brock Built website under community map.
- Will there be affordable housing in the new build outs?
 - Yes. West Highlands will continue to build 20 percent of the housing stock as affordable housing.
- Can we get an update on the land off Habershal including and across from Rockdale Park that was to be a trail?
 - Brock has been mowing it to keep it manageable. It will be necessary to approach PATH or Public Land to manage that and move the path forward on Proctor creek and continue out to Chattahoochee River. This requires a lot of approvals and homeowners with easements.

Security

West Highlands has developed and matured over the last 20 years. We have had both good and bad service from our security companies over the years. The board is exploring different approaches for Security, solutions that address our community's security needs as well as cost effective options.

One option we explored was Flock Security. They provided an overview of their services during our HOA Meeting. Highlights:

They offer unique solutions in fighting crime. APD has jumped into this technology.

- Cameras only pick up license plates
- At entrances of neighborhood
- Work with private communities and police to keep everyone safe
- Cost effective solution
- LTE & solar powered
- Vehicle fingerprint technology
- Can provide evidence to police of car tracking
- Been around 5 years

After feedback from those who attended the meeting and a further discussion of the board, we decided not to move further with Flock at this time. We will be seeking homeowners to be a part of an ad hoc Security Committee who will be tasked with exploring different security options for our community. If you are interested in being a part of this committee, please keep an eye out for an email from Sentry Management. We plan to conduct a call in February to kick off the process and provide a scope of the work entailed.

Security: Questions



- How often does our security call police or actually stop a crime?
 - We don't have a record of how many calls security makes to 911. Since security serves as a deterrent for potential criminal incidents there is no way to determine what sort of crimes and how many criminal incidents have been prevented due to their presence. However, we do know the West Highlands community crime rate is still overall lower than other communities in Zone 1 and the city at large.
- How much of the security cost is due to all day security sitting at the pool? Sometimes multiple people at a time?
 - Approximately \$65K is earmarked for pool security. A single security officer is assigned to the pool per shift. Additional security officers are assigned to patrol community-wide.
- Can we have a community vote on security options?
 - Homeowners can submit recommendations to the board for consideration. Hiring security to patrol the community was initiated by a group of volunteers who established the first volunteer committee in West Highlands. Eventually the security committee evolved as part of the current Advisory Board as members moved out of the community. The Advisory Board would like to have a new security committee comprised of new volunteers who will evaluate the community security needs and explore options to keep up with said needs.

Security Questions Continued



- So if the majority no longer wants security because they don't want to pay, what happens to the people who want some type of security?
 - o We believe that the majority of residents still want security patrol to remain in effect. What was presented at the last board meeting was to augment security patrol with security technology. Instead of relying strictly on patrol that has some logistical limitations, incorporating technology would expand security with an additional layer of deterring crime. Also, the technology that was presented works directly in conjunction with Atlanta Police Department. As long as we continue to have high crime in the city, West Highlands will continue to have some sort of security onsite. Security may become more of a hybrid style as new crime-fighting technology is entered into the market. All residents should continue to secure their property with an alarm system and security cameras - a form of a hybrid system that has come about from recent technology.

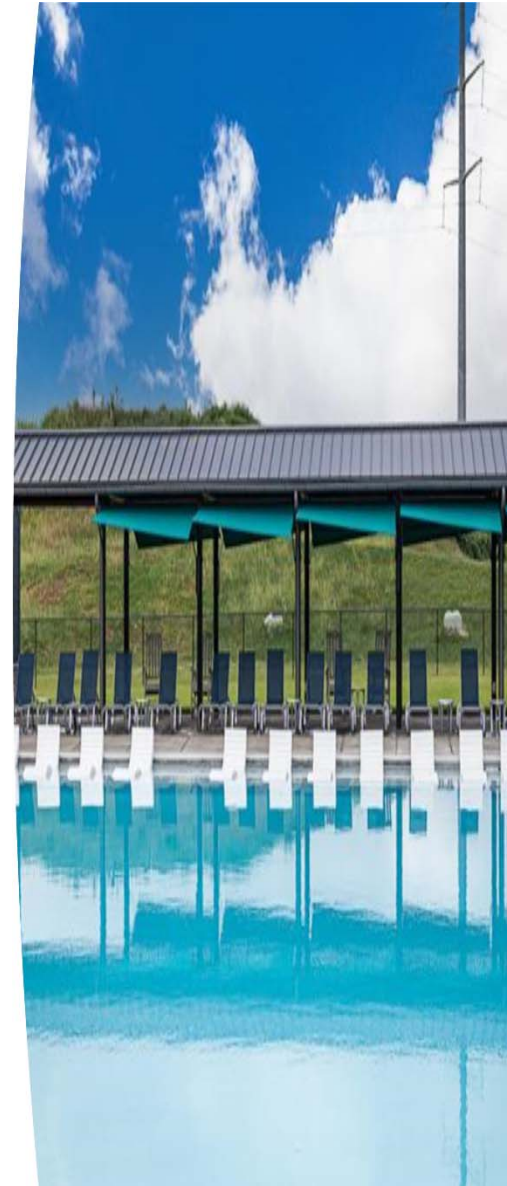
Pool Update

- This season went very well this amenity was open for five months
- We only had one serious incident where we had to close for more than a day
- We had several occurrences where we had to close for a few hours for necessary maintenance
- We figured out how to keep temperature down on the splash pad and how to keep it operational
- Security did a better job vs. teenage monitors from last season
- We need to be mindful of bottles/glass at the pool. Broken glass can shut down the pool and be expensive to repair so this rule will continue to be enforced vigorously.
- We were originally not happy with the level of service provided by Sweetwater for maintenance, but things seem to have improved.
- We have researched other maintenance companies besides Sweetwater, but we have limited options, so we are sticking with Sweetwater for the time being.
- Off season improvements:
 - Installing a railing at the shallow end for easier accessibility
 - Vacuum for after hours cleaning
 - Not a lot of capital expenditures in 2023
- We have discussed closing the pool on Mondays in 2023. This is the day that we have the lowest attendance and will allow for deep cleaning and maintenance that will set the pool up for success for the rest of the week.

2023 Pool Season

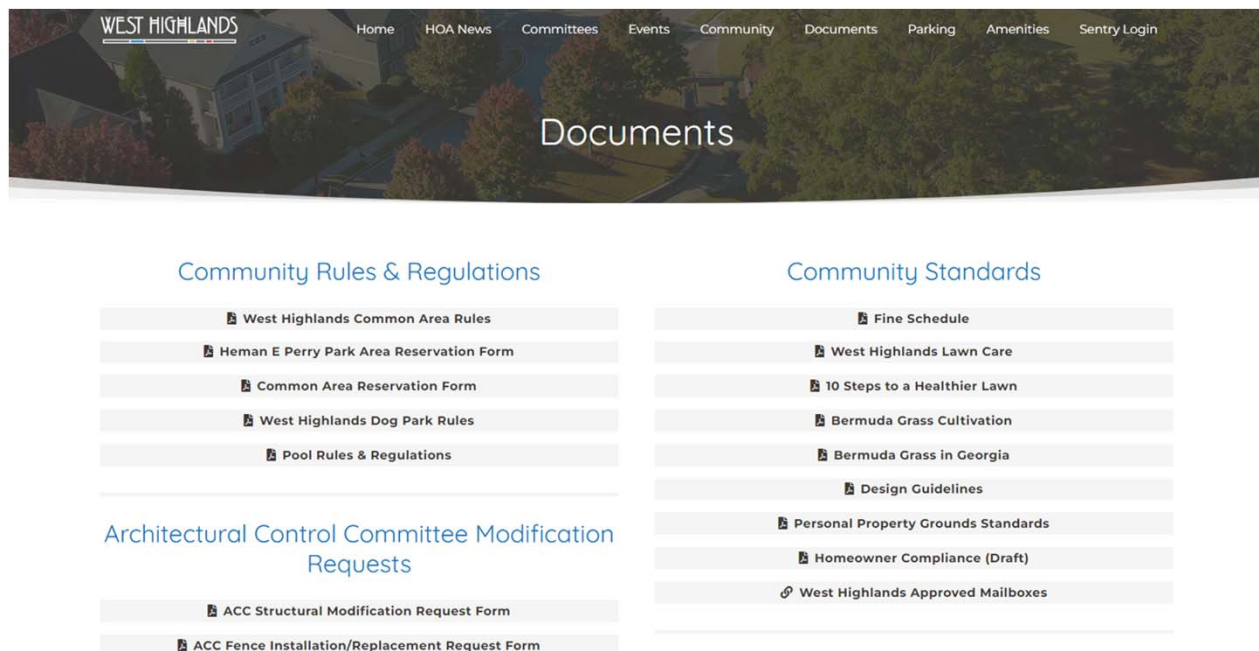
The current plan is to begin necessary opening maintenance and securing permits in April for a May 5th opening for the season.

To access the pool if you are new to the community make sure that you complete the pool application found on our website: https://www.westhighlandsatl.com/wp-content/uploads/2022/05/West-Highlands-HOA-Pool-Application_Packet.pdf



Standards Committee

Several years ago, a committee of homeowners was formed to review the standards of our community, to ensure there was visibility and transparency into our how our fine structure and process works. The details have been finalized and can be reviewed on our [website](#). Please familiarize yourself with our Community Standards.



Social Committee



What is the Social Committee: Social Subcommittee does more than plan events. They execute publicity, vendor selection, track expenses, collect resident interest, and attend regular meetings.

Our goal is to improve our community by creating opportunities for us to get to know each other better and create a pocket of joy.

If you are interested in volunteering please click on the link below to confirm your availability to join an interest meeting Feb 5th.

Time Commitment - Flexible

Sample Events:

New Homeowner Welcome Event
Annual Dog Park Party and Fundraiser
Pool Opening and Closing Social Event
Holiday Decorating Contest

<https://tinyurl.com/2023WeHi>

Architectural Control Committee (ACC)

Lawn Care and Landscaping Upkeep and Maintenance

According to Article V and Exhibit “D” of West Highlands’ Declaration of Covenants, Conditions, Restrictions and Easements (CC&Rs); and West Highlands Design Guidelines....Each Lot shall be at all times kept in a clean and well maintained condition. All landscape areas shall be well groomed and maintained at all times (i.e. lawn, shrubs, trees, mulched areas, flower beds, etc.). <https://www.westhighlandsatl.com/documents/>

Architectural Control Committee (ACC)

All modifications to the exterior of your property must be submitted to the ACC for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost. <https://www.westhighlandsatl.com/documents/>

Reminder:
Proper lawn care requires attention during all seasons of the year. Failure to have a weed prevention and lawn maintenance plan in place can greatly impact your lawn in the spring. Winter is the time to make sure that pre-emergent weed preventers are being applied to avoid weeds multiplying in your yard and growing into your neighbor's yard.

ACC Questions

Questions from the HOA Meeting

- As lawn care is concerned, if the HOA doesn't take care of the common grounds adjacent to our property, you cannot hold us accountable for that standard. You have never once treated the land next to mine for all of the weeds. I spent \$600 on true green and it was a waste of money because of the lack of care for the common ground. Please fix this.
 - Many common areas are owned and managed by Columbia Residential, Atlanta Housing, Brock Built, and other entities and are not directly under the control of the HOA. It is still the homeowner's responsibility to control weeds as best they can.
- It was proposed in April to expand the ACC to help speed up response. Has a decision been made on that?
 - Several members of the HOA volunteered to help with this process. The advisory board will be following up to begin that process soon. Please keep an eye out for an email from Sentry Management if you are interested in volunteering.
- Do I need a land survey when I want to get a screen porch that will not be on the land but existing structure?
 - No, you do not need a land survey to screen in a porch on an existing structure. ACC does require all of the other documents indicated on the ACC Structural Modification Request Form to be submitted with your request.
- Who is in charge of maintaining the dog stations along Hollingsworth? The stations are overflowing with poop and are very rarely cleaned out.
 - Columbia Residential is responsible. Please contact them and also contact Atlanta Housing Authority (AHA) which owns the land. The Advisory Board highly encourages this as it would be preferred that control of these issues be returned to the West Highlands HOA the next time negotiations are done for this.

ACC Questions Continued

- What about pet stations on the new side of Drew Drive? Will those be installed?
 - Pet stations are installed in common areas where pets are permitted. You can contact Sentry Management if you know of some places that meet this requirement.
- A paint inspection was conducted on the townhomes in October. What is the status?
 - The plan is to move forward in 2023 and to paint the Westmoreland Circle, Summit Trace and Myrtle Walk Townhome communities.
- Why did we receive violation warnings for our 'Private Residence' yard signs that were indeed provided by the community, instead of a general notice to remove them?
 - A follow-up letter from Sentry was sent to many homeowners indicating that the tone of the initial notice should have been less a warning than a notification that it was now that the current phase was completed that homeowners should remove these signs. However, this process of requesting homeowners remove their Brock Built provided signs has been done previously as phases have completed throughout the community.
- Is there any consideration to returning inspections to homeowners?
 - Not at this time. We moved away from homeowners conducting inspections as we had fewer and fewer volunteers and more and more homes to cover. Having a third party perform inspections would be more neutral and the HOA would then oversee the third party. The last time homeowners conducted inspections we had insufficient volunteers for the 400+ homes at the time.

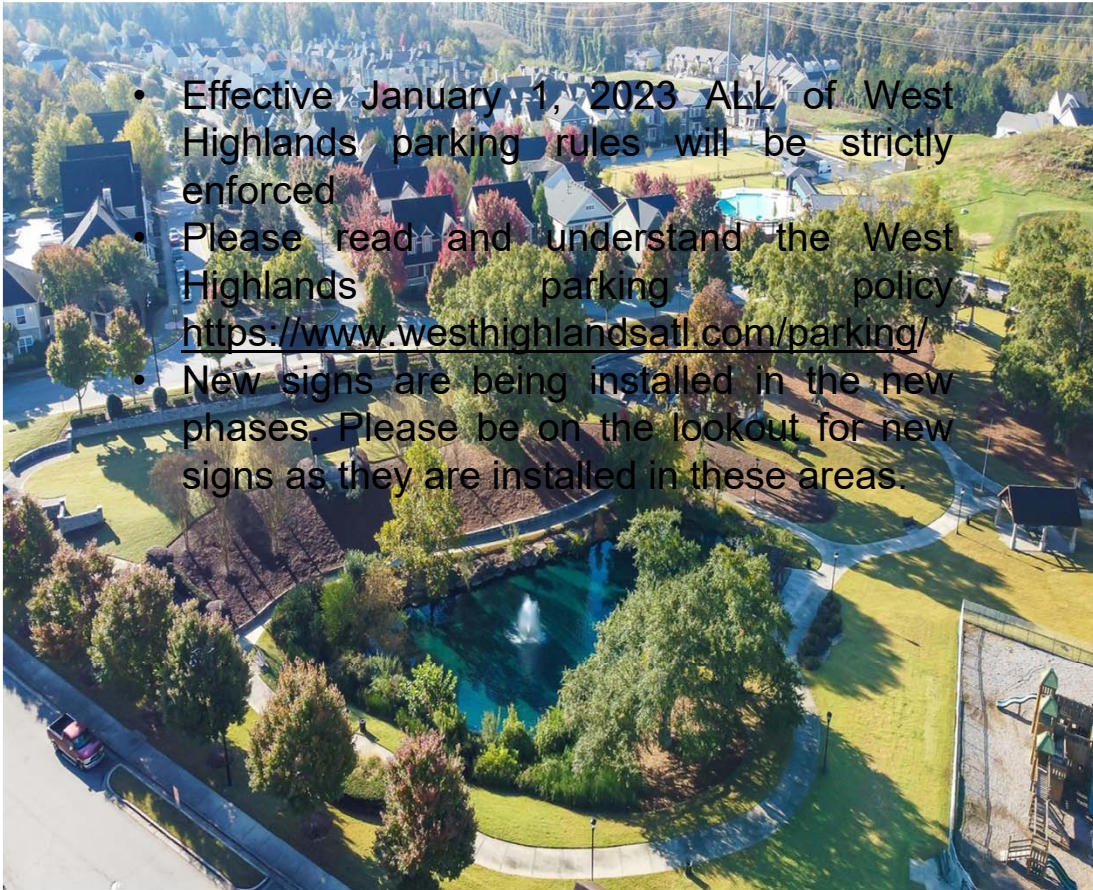
ACC Questions Continued

- I have gotten letters several days after they were mailed. I got a letter right before Labor Day this year, giving me very little time to rectify my purported violations. Is there any way to expedite receipt of notices?
 - Sentry Management is working on refining their process so that there is shorter time frame between the inspection date, preparing the notices, and the mailing of such notices.
- When it takes the ACC more than 30 days to respond to a request, there should probably be an accordingly long time to respond to violations.
 - Most delays are the result of incomplete paperwork and lack of proper documentation.
- Who do we reach out to for landscaping issues with townhomes?
 - Please contact Sentry Management.
- I'm a new townhome resident. Am I responsible for mowing the lawn in front of and around my property, or is that the HOA's responsibility?
 - The HOA maintains the exterior grounds for the townhome communities.

ACC Questions Continued

- I am asking what the plans are for landscape and beautification for the Drew Drive / Johnson Road entrance to WH. With the Westside Park very close to that entrance and the new property being developed on Johnson Road, this area needs some work to be more inviting and portray the best place to live which would parallel the marketing of the community. The budget has \$78k lawn service, mulch \$19.5k, annual flowers/landscape improvements \$9k. Will some of this budget be earmarked for that area?
 - The HOA also feels that this area immediately outside the property is an eyesore. Though we do not own the land, we will try and use some of our non-budgeted resources to landscape and maintain the area.
- The second common area that the homeowner or potential homeowner passes is the common area at Drew and Argule. This has become haggard looking. Trees have been removed and never replaced. I think this area needs some attention to reflect the price point of our houses.
 - Yes, we will add this area to the list of improvement.

Parking



- Effective January 1, 2023 ALL of West Highlands parking rules will be strictly enforced
- Please read and understand the West Highlands parking policy <https://www.westhighlandsatl.com/parking/>
- New signs are being installed in the new phases. Please be on the lookout for new signs as they are installed in these areas.

How to get parking decals and guest overnight parking permits:

Visit our website:

<https://www.westhighlandsatl.com/parking/>
and complete either the necessary forms and
submit to:
atlantanorthcompliance@sentrymgt.com

Complete the form entirely, including your
signature and the date.

West Highlands parking decals and overnight
parking permits will be delivered to your West
Highlands property address.

Communications Committee

We will continue to provide quarterly newsletters to keep all homeowners informed of important information. Newsletters are distributed via email blast and posted on our website.

Any urgent/timely information will be distributed via email.

If you are not receiving HOA emails, please update your Homeowner Profile at Sentry's website and opt into emails.



Questions from the HOA Meeting:

- Could we get away from using Facebook as a communication means? Not everyone uses Facebook?
 - Facebook is not our the official method of communication. Official West Highlands news and updates are sent out via email blast and posted on our website. Facebook is only a secondary means of communication. News sent via email or posted to the website is sometimes communicated on Facebook as well.

2023 Budget



- Single-Family Homes Detached annual dues increased to \$1,400
- Waysome Way Homes \$2,200 Annually
- Townhomes Attached \$350 Monthly *

* Specific Assessments for repainting, townhomes at Westmoreland Circle, Myrtle Walk and Summit Trace

Single Family Lots: Owners with a zero balance as of December 31, 2022 are given the opportunity to pay the 2023 Annual Assessment in two (2) equal installments of \$700.00, which will be due and payable on February 1, 2023 and August 3, 2023. Exception: Waysome Way Lots two (2) equal installment amounts are \$1,100.00.

Owners who fail to pay either installment in FULL by the dates set forth above shall forfeit their right to pay the 2023 Annual Assessment in installments. In such event, the entire remaining balance of the 2023 Annual Assessment shall immediately become due and payable. Please be advised that late fees and interest will be charged against all past due amounts.

An account with a balance as of December 31, 2022 is not eligible for Split Installment payments. The FULL 2023 Annual Assessment will be due January 1, 2023.

Please visit [sentrymgt.com](https://www.sentrymgt.com) to view your account and explore payment options. The 2023 budget was sent via mail in November 2022. You can also review on our website: <https://www.westhighlandsatl.com/documents/>

2023 Budget Questions

Questions from the HOA Meeting

- Why is there a line for a Brock Built loan for \$120k on the new budget under expenses? Never heard about this loan.
 - Brock did work in terms of getting the land ready and allowed the HOA to pay them for that work over time without interest. A significant part of the pool planning was raising the funds. In a number of meetings prior to the vote in 2016 it was repeatedly stated that Brock Built will perform some of the work and provide upfront capital if the HOA couldn't raise all of the funding to secure the loan. The HOA did raise the funds to get a loan but not enough monies to pay for the work Brock Built performed. Using Brock Built to prepare the site work for the pool was instrumental in keeping the cost down and helped the HOA to secure the loan to complete the pool project. The HOA now gets to pay in terms with no interests while enjoying the benefit of the pool amenity.
- How was the pool party paid for?
 - Brock Built, Sentry, and the HOA paid for the party. West Highlands uses unbudgeted monies collected from late fees, interests and fines to provide the financial support for social events. At some point, the HOA would like to add a budgeted line item expense for social events in order to plan for events in advance based upon monies allocated.

2023 Budget Questions Continued

- What was the management support for \$25K for? We don't have onsite management?
 - It was earmarked in preparation for having onsite management as a potential solution to meeting community needs to better access to Sentry management for solutions to community issues. The Advisory Board is trying to figure out a way to house an onsite manager.
- At our last meeting it was stated that townhomes would increase by \$10.00 a month. How did this number change since the last meeting?
 - At the previous meeting it was stated that SFH dues would increase by \$100 per year, which is about \$10 per month. It was never stated that townhome dues would only increase by \$10 per month.
- How many townhome owners are affordable housing? How is it ethical to raise their HOA fees?
 - The HOA is required to treat all members of the HOA as equitably as possible. All townhome owners should ideally receive the same benefits and pay the same costs.
- I was told that we were supposed to get two pools and a community center in 2020 and now we're finding out that not only that we got one pool over budget, but now our fees are going up because we owe more than what we told.
 - The price for a community center rose considerably from initial estimates and it was decided to scale down to a pavilion for the facility so that our fees would not have to rise even more to cover the significant extra costs. A second pool for the facility is still an option for the HOA to approve in the future if the community decides.

2023 Budget Questions Continued

- Is the proposed budget already voted on? Because to raise HOA fees so drastically each year for townhomes is not fair knowing a lot of those in the newer phase are under the AH grant.
 - The budget is presented at the HOA annual meeting each year. The budget is based upon the actual and projected costs to maintain the townhomes and the common areas.
- Is the \$350/mo. townhome HOA cost for every townhome or just the ones that need to be repainted? It's not clear.
 - It is for all the townhomes. Painting some of the oldest townhomes is not the only cost that the townhomes need to cover. Additionally, reserves for the townhomes need to be increased.
- Why are the per unit landscaping costs cheaper for SFHs than the Townhomes? The new amount is more than most condos! Other townhomes in our area include internet, water, landscaping, exterior maintenance and it's still cheaper than \$350. How does this add up?
 - Townhomes pay a portion of landscaping costs for the entire community as well as costs for landscaping the townhomes themselves. Unlike the traditional townhome communities, there are acres of common area that each West Highlands' resident contributes to in addition to the cost of maintaining their individual Lot. In addition to the larger-than-average pool amenity, there are several large parks and green spaces that are being maintained. The costs for the services provided to the townhomes add up to an amount that costs \$350. Single-family homes pay the same amount or more monthly for the upkeep of their homes. The only difference is that they pay their costs directly to the vendors and not the HOA (i.e., landscaper, insurance, termite bond, etc.). Monies to pay for capital improvements are paid directly from their savings or financed. Townhomes pay for their services through assessments. All-in-all, there are some fixed costs that each homeowner must pay to maintain their Lot.

General Questions

Questions from the HOA Meeting

- When do they send out coupons to pay 2023 HOA dues?
 - Sentry mails those out. They were supposed to arrive in December. The HOA is questioning Sentry now on the reason for the delay in getting the coupons delivered. There are multiple due dates depending on the type of property you own (Current accounts for Single Family can pay \$700 by February 1 and August 1; and Townhomes pay \$350 monthly on or before the 1st of each month).
- How do I know if I paid my 2023 dues? Do I ask my bank? What would that look like?
 - You can check your account on Sentry Management's website to see if you have a balance owed for your 2023 dues.
- Was progress ever made on solar panels?
 - A group of interested homeowners discussed the topic. They have not yet scheduled time with the board to share their research and recommendations.
- Also can we see if Brock is open to doing annual elections for the advisory board?
 - There is no interest from the Declarant in doing annual elections for the advisory board at this time.
- Are we planning to go back to in person meetings with a virtual option as well?
 - Virtual meetings were decided to be much more efficient for all involved and much shorter than meetings in person. The advisory board currently judges the benefits of virtual meetings as worth the downsides.

General Questions Continued

- I am a new homeowner and have received zero communication from the HOA, when can I expect that?
 - Make sure to sign up for HOA email communications from Sentry Management or check the HOA website at 'westhighlandsatl.com'.
- During the June 11 Homeowners meeting, several inquiries were verbally made to Steve Brock about the status of the completion of the homes on the cul de sac section of Sanford Drive and specifically, if Sanford Drive would remain a cul de sac as it was advertised during the sales process. Steve Brock stated any decisions made regarding the completion of Sanford Drive and its remaining homes would be communicated to West Highlands Homeowners with an opportunity for their input to be received, prior to completion. What, if any specific progress has been made on the Sanford Drive developments and is there a quantifiable timeline for when Homeowners will be informed of the next steps and able to provide input? There is an incomplete section of protective railing over the Proctor Creek overpass leading onto Sanford Drive, and it has been in this unfinished state for more than a year. What is the status of its completion and what entity is responsible for completing it?
 - Brock Built continues to work on plans to build out and grow West Highlands. Plans to connect a street through this section of the community has always been an option if West Highlands continue to grow beyond Sanford Drive. Brock Built will communicate the plan as information unfolds and welcomes homeowners' comments. With regard to the bridge work, the completion should be done by the end of this year by Atlanta Housing Authority.
- For the second consecutive year the board has failed to comply with Section 9.3 of the Covenants which states in part: "The Board shall cause the budget, and the assessment to be levied against each Lot Owner for the following year, to be delivered to each Lot Owner at least fifteen (15) days prior to the annual meeting." How is the Board going to remedy this non-compliance and what is the plan to ensure compliance in the future?
 - The board did not fail to comply with this requirement as one of the reasons the meeting was delayed was to allow time between sending the budget and the meeting.

General Questions Continued

- Who is responsible for maintenance in Perry Park?
 - Columbia Residential. Please contact them if there are issues that need to be addressed. The advisory board highly encourages this as it would be preferred that control of these issues be returned to the West Highlands HOA the next time negotiations are done for this.
- What about the playground in Heman Park? When will the playground be de-fenced And the "big park" that i though we are no longer responsible for and is useless right now. But that big park has a playground fenced off for nearly 3 years and we're told it's AHA's responsibility so why is that an expense for us?
 - This is the responsibility of the Atlanta Housing Authority. Please reach out to them to inquire about the timeline for the start of a capital improvement project to renovate the park and replace the playground equipment. The Advisory Board highly encourages this as the long delays are an eyesore and detract from neighborhood children having access to a fun amenity.
- I'm trying to register at Sentry and it is asking for an account number. I never received the welcome newsletter mentioned. How do I get that number?
 - Visit the HOA's website at westhighlandsatl.com and submit your inquiry on the contact form to Sentry Management located at the bottom of the page.

General Questions Continued

- I live in the Johnson Grove community (the smaller community of 12 homes just outside of the main neighborhood). As a HOA-paying member, I want to be able to access facilities such as the pool, parks, and - especially - the dog park. However, there is no safe or easy way to walk to these. There is no sidewalk on the side of Johnson Road where the neighborhood entrance is, and the only cross walk is approximately 30 or so yards up at the first WH entrance at Johnson Rd and Habershal Dr. My question is, can we get a sidewalk built on the side of the neighborhood entrance so that we can safely access the crosswalk and the facilities we are paying for? Crossing the street at the entrance now is extremely dangerous, as there is a steep hill and blind spot. Cars speed down this part of the road and it is unsafe, especially when trying to also walk a dog. Walking through the grass to the cross walk is also not an option. It is unkept and there are insects and potentially snakes, not to mention trash and other items people discard on the side of the road.
 - The HOA suggest you reach out to the City of Atlanta (Department of Public Works and Department of Parks) as well as the Beltline about installing sidewalks on the Johnson Grove side of Johnson Road.
- What about the utility of the two large grass lots next to the pool. I have been told this was originally intended to be smaller pools, but those projects have been shut down. Is there an option for these to be converted into additional dog parks? Or lots with picnic benches? I would also like to know why they are padlocked. If they are no longer meant for pools, why are they only open when the pool is?
 - The addition of a second pool is still an option for the HOA if homeowners are interested in working toward this goal. This second pool is already permitted for a Junior Olympics size pool if and when the second pool option moves forward. The HOA has discussed temporary improvements such as lawn games or tables to use the space in the meantime. This field (next to the restrooms) will only be open during pool season because it is located within the fence area of the pool. The other field that is enclosed in its own gate can be used all-year round. We are replacing the padlock with key-fob entry so that it can be used during all seasons by homeowners. An additional dog park in this space will not be allowed as we have a dedicated dog park and this space is to be reserved for lawn games and activities (i.e., Bocce, Cornhole, Croquet, Volleyball, Badminton, Frisbee, etc.).

General Questions Continued

- Additionally, I would like to point out that there is an abandoned couch right near the Johnson Rd/Habershal Dr entrance. Who is in charge of cleaning such things up?
 - Contact ATL311 by phone 311 or online atl311.com.
- There have been a lot of chicken wing bones tossed on the sidewalks (including in the mini walking park inside the neighborhood - yes, I'm serious). These are choking hazards to dogs. What is the sidewalk clean up process and who can we report to if we see someone littering?
 - Columbia Residential maintains Heman E. Perry Park and the Hollingsworth Greenway. The HOA landscaper vendor maintains the pocket parks, dog park and couple of meuses. Usually the landscapers pick-up trash when they blow the grounds during their scheduled visit. Other than that, there is no sidewalk clean-up process. You can always report littering to Sentry Management so we can have someone clean up the area.
- Are fines being sent to individuals who leave their trash cans out? We have to move our trash cans in front of the new townhomes, and some individuals will leave their trash can out 4-5 days after they have been emptied.
 - Please report the violation to Sentry. Once Sentry is notified about the violation, they will send out a notice to the homeowner. The homeowner will receive a fine after the warning if the violation persists.
- There are downed/Broken unsightly Entrance/Streetlights at Sanford Drive Entry
 - Please continue to report it to Georgia Power and the City of Atlanta
- What is the plan for Open Land Area across from the Model and next to the little Water space
 - We don't know. You can inquire with the sales office to have them ask Brock Built.

General Questions Continued

- Can we get a map and list of contacts on who owns what and is responsible for maintenance within West Highlands?
 - o Presently, there is no map listing ownership and contacts. In general, parcels that have not been built upon are owned by Atlanta Housing Authority. Common area parcels that are landscaped are maintained by the HOA or Columbia Residential but are still owned by Atlanta Housing Authority (Heman E. Perry Park, Hollingsworth Greenway; Dog Park; Pocket Parks, etc.). All of the detention ponds are still owned by Atlanta Housing Authority. The streets are private and owned by Atlanta Housing Authority (except for Habershal, Johnson and Perry which are city streets). The HOA owns the Pool Amenity and the land in which it rests. You can submit an inquiry to Sentry on a specific lot in question.

HOA 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.

Sentry Management contact:

- Phone 404.459.8951
- Email: atlantanorthcompliance@sentrymgt.com

