

WEST HIGHLANDS



NEWSLETTER

Q3 2023

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 31, 2023.

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 being 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 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 Meeting

The annual HOA meeting will take place virtually on Saturday, November 11th from 9:00 to 10:30 a.m.

Join by Zoom at <https://prophet.zoom.us/j/8042679116>

Please submit questions ahead of time to questionswhhomeowners@gmail.com. Submitting questions ahead of time can help the advisory board provide more detailed responses or seek further information. Thanks.



Social Committee: Events of Summer 2023

June Pool Party



August Trivia Night



September Movie Night



Thank you to the members of the Social Committee for volunteering to create these great events for our community!

Social Committee: Upcoming Events

Happy Halloween! In the West Highlands we celebrate on October 31st. Children may arrive as early as 3:30 p.m. but most will begin visiting closer to 5:30 p.m. Activities are requested to conclude by 9 p.m.

Winter holidays in the West Highlands feature our annual home exterior decorating contest. A non-West Highlands resident(s) will be escorted by the social committee to judge homes throughout the neighborhood in three categories - Traditional, Griswold, Laser/Inflatable. There will be top three prizes in each of the three categories. Additional details will be available in December!

Security/Parking

- All life-threatening emergencies, crime or suspicious behavior should be reported to an Atlanta Communication Dispatcher at 911
 - Protect Security patrols the West Highlands Community daily from 10:00 A.M. until 10:00 P.M.
 - Security schedule has one rotating officer throughout the community and Columbia Residential had their own security for the apartment complex.
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- If you have reached the voicemail during regularly scheduled patrol hours, please leave a detailed message which includes your name, address, telephone number and the reason for your call. A Protect Security Patrol Officer will be dispatched and return your call as soon as possible. If your message is left outside of the scheduled patrol hours, a Patrol Officer will return your call at the start of the next shift.
 - **What company is used for booting in the neighborhood? Who is responsible for reaching out to them regarding inappropriately booting resident vehicles that have hang tags displayed?** Three homeowner's cars were inappropriately booted following the carnival festival. If your vehicle where they are no parking signs you will get booted. If car is facing the wrong way. They were all appropriately parked so those homeowners should open up an investigation with Sentry Management
 - **Also, how do we get guest parking passes?** You get 3 guess parking passes plus your vehicles, if you have lost them you can apply again or you need additional you have to pay a \$50 fee. You have to wait 12 months go get new passes.

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@sentrymgmt.com

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

Please observe all parking rules and make sure your guests are following all parking rules.

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

Architectural Control Committee

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)

Making changes to the exterior of your home? Re-painting, Re-roofing, Re-decking, Re-planting or any other exterior modifications **requires** prior ACC approval before performing the work. ACC Request Forms can be found on West Highlands website.

Reminder:
Keeping lawns weed free is a year long process. Pulling weeds as they appear won't treat the problem.

Communications Committee

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

Any urgent/time-sensitive 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.

Our website can be very helpful if you have questions about Parking, Community Standards, Pool Rules and Regulations, ACC request forms and more <https://www.westhighlandsatl.com/>