

WEST HIGHLANDS

HOA NEWSLETTER | Q4 DECEMBER 2024 - Q1 MARCH 2025

This issue features
Lot Owners responsibilities,
pool information, a call for
volunteers and a summary
of the HOA meeting
conducted on November
12th, 2024 as well as
other information.



Homeowner's Responsibilities and Requirements



To ALL LOT Owners,

This is a reminder to all Owners within the West Highlands development of their obligation to properly maintain and insure their Lots pursuant to the Association's governing documents.

Article 5, Section 5.1 (a) of the Declaration entitled "Lot Owner's Responsibility", provides that "All Lots, together with all improvements located thereon, shall be maintained in a neat, attractive and safe condition by their respective Owners in compliance with all applicable governmental rules and regulations and all rules and regulations set or prescribed from time to time by the Board of Directors of the Association or the Architectural Control Committee ('ACC')". The Association asks all Owners to perform periodic inspections of their Lot to help ensure all structures are properly maintained in compliance with the community-wide standards. Also, please remember to submit an ACC application for approval, prior to commencement of any exterior modifications on the Lot.

Article 6, Section 6.3 of the Declaration provides that "Each Lot Owner shall be responsible for procuring all insurance applicable to the residence and other improvements located on such Owner's Lot and all such other insurance for the Lot Owner as such Owner deems appropriate." Please note that this duty includes, without limitation, securing both property and liability insurance coverage for the entire Lot and all improvements located thereon. Please be advised that these obligations apply to both single-family detached homes, as well as attached Townhome Units located within the community.

To protect yourself and other Owners, the Association recommends that each Owner perform an annual review of his/her insurance policy to confirm that the policy meets and/or exceeds all the necessary requirements. The insurance policy that is required is commonly referred to in the industry as an HO-3 policy. However, if you have any questions on whether you have the proper or sufficient coverage, please contact your insurance agent for assistance and clarification.

Board of Directors
West Highlands Homeowners Association, Inc.

2025 HOA DUES

As presented in the 2025 budget, effective Jan 1, 2025, dues increased for single family homes by \$100. The total amount due for SFH is \$1500.00.

Owners with a zero balance as of December 31, 2024 are given the to pay the 2025 Annual Assessment in two (2) equal installments of \$750.00, which will be due and payable on February 1, 2025 and August 1, 2025.

(Exception: Waysome Way lots are two (2) equal installments of \$1250.00.)
Townhomes/Attached Homes: \$275 per month

Accounts placed in legal status are assessed an initial \$225.00 collection fee, monthly interests and late fees. A lien will be placed against the property and a lawsuit filed - further incurring hefty legal fees. Additionally, the HOA will suspend access to the amenities.

A fee of \$150 is assessed to unsuspend access to the amenities plus there is a 30-day waiting period to process and confirm the reactivation of access after an account has been paid in full.

Check your HOA account balance by clicking the Sentry Login page on the West Highlands website to access your account.



To: West Highlands Homeowner

From: Sentry Management and West Highlands Board of Directors

Date: February 1, 2025

Re: **Lawn Care and Landscaping Upkeep and Maintenance**

ALERT: REPLACING LAWN GRASS WITH MULCH, PINESTRAW, STONE OR ANY OTHER NON-PLANT MATERIAL IS NOT A PRE-APPROVED GROUND COVERING. PLEASE CONSULT WITH A LANDSCAPER TO DESIGN A LANDSCAPE PLAN FOR ARCHITECTURAL CONTROL COMMITTEE (ACC) APPROVAL FOR AREAS WHERE YOU WANT GRASS REPLACED (i.e., front/side/rear lawns; beauty strip between sidewalk and street curb, etc.). For areas where grass is shaded by trees preventing growth, please consider trimming the crown of the trees to allow for sunlight. Most of the grasses in the community require at least seven hours of sunlight to grow. Please visit westhighlandsatl.com/documents on care tips for Bermuda Grass. Alternatively, there are ornamental grasses and plants that are shade tolerant and thrive in shaded environments.

ACC APPROVAL IS REQUIRED FOR LANDSCAPE CHANGES WHEN GRASS, PLANTS, BUSHES, SHRUBS OR TREES ARE REMOVED AND/OR REPLACED WITH SOMETHING DIFFERENT FROM THE ORIGINAL ITEM.

NOW is the time to take an inventory of your lawn/landscape and the exterior condition of your Lot. A Compliance Professional Team Member frequently inspects your property. Some of the areas that are examined on the exterior of your home are listed in the Personal Property Ground Standards that can be found on the West Highlands website: www.westhighlandsatl.com. Since warmer weather impacts the look of your lawn, it is a time to prevent crabgrass and other weeds from appearing in your yard. Timing the application of pre-emergent herbicides is critical. They must be applied several weeks before the weed seeds germinate. We recommend application of the pre-emergent in January or February. Treatment later in the season will not kill crabgrass and many other weeds. Applying pre-emergent weed preventers, weed killers, and/or post-emergent weed controllers is an all-year activity. These weeds will multiply and not only jeopardize your lawn, but also affect your neighbors' lawns. Please note that pre-emergent weed controllers will not kill existing weeds. You will need to pull existing weeds or contract with a lawn service company that specializes in weed abatement.

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.). Below are a few examples of minimum standards to maintain your lawn and to remain in compliance

RECOMMENDED ACTIONS TO MAINTAIN MINIMAL STANDARDS:

I Control your weeds before they start. January-February is the ideal and maybe your only chance to control crabgrass and many other broadleaf weeds. It is highly recommended to hire a lawn care service. The cost of the weed control chemicals, fertilizer, and spreading equipment could easily exceed \$200 in one application (check out Home Depot and Lowe's prices) not including the labor, time and the space used to store the equipment. Contracting with a professional lawn service that specializes in abating weeds is an economical way of receiving all of the necessary applications throughout the year. Importantly, it is an effective measure for controlling weeds. Examinations conducted from previous property inspections have shown that residents who continuously use a lawn service have no weeds. "Do It Yourself" residents tend to fruitlessly struggle in abating weeds resulting in violation notices. If you try to treat your lawn yourself and are unsuccessful, you could be subject to fines. Depending on the package you purchase, the basic cost of a lawn service is usually less than \$20.00 per month for a weed-free lawn. The first fine is \$50 and progressively increases with each additional violation. Ask yourself, what is your time worth? Controlling lawn weeds is a normal cost of owning a home. Upholding the image of West Highlands is paramount and in return protect the value of the entire neighborhood.

- 2 Trim the limb of your trees up (from the ground) to provide at least a six foot vertical clearance. Remove any branches/limbs from the trunk of the tree that are within six feet from the base of the tree and six feet in height. This allows easy passage of walkers and joggers, plus lower branches can obstruct the view of drivers. Remove any branches/limbs that are blocking or obscuring street signs. Someone walking out behind a tree with low hanging branches could be hit by an on-coming car.
- 3 Mow and edge your lawn at least every two weeks.
- 4 Trim shrubs around your house so they do not obstruct windows, porches or sidewalks. This task should be done on a monthly basis.
- 5 Remove dead branches from trees and shrubs as needed. Replace dead trees **(ACC approval and City of Atlanta Arborist Division approval are required to remove and replace trees)**.
- 6 Replenish the mulch under shrubs and trees. A new layer of mulch should be added at least twice a year. This prevents weeds. Tip: buy landscape fabric at home improvement store. Scrape mulch away from base of plant. Cut a layer of fabric and place at the base of the plant. Place thick layer of mulch (bark works best) on top of the landscape fabric. This technique will eliminate all weeds and make the mulch last longer.
- 7 Watering (as needed) adhering to Georgia's Outdoor Water Use policy <http://epd.georgia.gov/outdoor-water-use-information>.
- 8 Check your house for torn screens, fading/peeling paint, damaged roofing, and mailbox damage (including missing letters). Make all of the necessary corrections if any of these conditions exist.
- 9 If you have utility cables and poles exposed on your property, please contact the appropriate company and request to have them buried.

THE APPROVED FINE STRUCTURE IS AS FOLLOWS:

Offense	Notification/Fine \$	Date to Perform Corrective Actions
1 st	Warning Notice	30 calendar days
2 nd	Fine - \$50.00	30 calendar days
3 rd	Fine - \$150.00	30 calendar days
4 th	Fine - \$300.00	30 calendar days
5 th	Fine - \$25 per day, per violation	A lien will be placed upon the Lot, until the violation is abated. Additionally, the Association reserves the right to suspend the Lot Owner's right to vote and Lot Owner's right of use and enjoyment of the Common Property.

Rules Regarding Fines: Notifications/Fines are cumulative on a twelve-month and continuous basis. All fines must be paid in full within 20 days of the date on the invoice. Violators will incur late fees on the 21st day of the month if full payment has not been received. Unpaid fines will be added to HOA fees at the time these fees are billed. If full payment has not been received within the due date stated on the homeowner's HOA bill, the HOA will initiate actions to invoice the lien holder as well as to place a lien on the homeowner's property for all costs incurred including any late fees, administrative fees and court costs.

All properties within the West Highlands community are frequently inspected. The aim is to ensure West Highlands is being kept in a manner that maintains its reputation as a prestigious neighborhood and preserves the values of its homes.

West Highlands Buildout Update

Once completed, West Highlands will have about 900 homes. Currently there are about 650 house that have been constructed. The buildout once completed will have been an investment in this community for over 25 years. The declarant has ownership of the community until 2031 or when the declarant gives up control, whichever comes first. Construction may or may not be completed by 2031. Next phases of work include:

3B South: Johnson Road. About 130 townhouses should go vertical in about one year.

2000 Perry: 80-85 lots that are in permitting right now. Expected to break ground in about 1 year.





POOL AMENITY UPDATE 2025

The 2025 pool season will open on Saturday, May 17th, 2025. Please see the annual pool letter, included in this quarterly newsletter.

This season the pool will be closed for regular cleaning and maintenance on Mondays.

We are currently in the process of issuing key fobs for new homeowners or those who may have lost their original fob. Residents will receive emails to confirm receipt of new fobs.

Pool access applications will begin to be reviewed starting April 1st.

You can test your key fob on the field gate starting May 1st 9:00 a.m.- 9:00 p.m. Please check to ensure your fob is working. If your key fob does not work, please contact Sentry Management at westhighlands@sentrymgt.com.

Remember that your HOA dues must be current for your key fob to be activated. Delinquent accounts will have their access suspended. Once the account is current a \$150 reactivation fee is required along with a 30 day waiting period for processing.

We will be closely monitoring the usage of glass at the pool. Having glass at the pool can be very costly if a bottle breaks and gets into the pool. Individuals who bring glass to the pool will have their pool privileges revoked immediately.

The sunshelf is reserved for sitting and for lounge chairs. It is not for kids to jump off the shelf or play with the furniture as this disturbs guests who would like a quieter experience and it is a safety concern for children playing in this area. Please make sure you and your guests/family are aware of this rule which will be strictly enforced.

Pool Rules: Please familiarize yourself with our complete list of pool rules which can be found on our website on the Amenities page.



ANNUAL POOL LETTER 2025

The West Highlands Pool will be ready to open Saturday, May 17th. The pool will be open six days a week, 9am-9pm Sun, Tues, Weds, Thurs, Fri and Sat.

The pool is closed on Mondays for cleaning and maintenance.

Please review the pool rules on the HOA website <https://www.westhighlandsatl.com/amenities>.

Please remember that our security guards are there to protect the pool and the facilities. Please be kind and courteous to them as they enforce our rules so that everyone has an equal opportunity to use the amenities.

You must have a key fob to enter. Security is under strict directive not to allow individuals in without an operable key fob. The key fob facilitates authorized users to access the pool. Members are asked not to share key fobs with anyone outside of their household. Violation of this rule may result in revocation of access privileges to the amenity for the annual season. If you forget your key fob, please return home to retrieve it and do not ask to be let in without it.

Please enter and exit the facility from the parking lot gate entrance. The gate located within the pavilion near the restrooms is for emergency use only. A key fob must be used to open the entrance gate.

Opening the gate from the interior to allow someone inside is a violation of the pool rules and entering the pool gate without swiping your key fob (i.e., tailgating) is also a violation. Proper use of the key fobs helps track usage of the pool and prevents unauthorized individuals from accessing our amenity.

No food or drinks in the pool and absolutely no glassware is permitted within the pool facility. The splash pad should turn on by gently tapping the top of the pole near the pad (where a handprint icon is located). The splash pad is set to run for 15 minutes and automatically turn off. Simply tap it again to turn it back on.

Please reserve the lounges and chairs for sitting and not simply for holding belongings so that other residents will have a place to sit.

Please close the umbrellas when you end your stay or are no longer using them. Sudden summer storms are far more likely to damage the umbrellas if they're left open. They are costly to replace and delays in doing so also means they are unavailable for use in the interim. Please help us keep all our pool furniture in good condition.

Please note that the facility is not available for private rental.

The WiFi password at the amenity is "Summer2021".

Additionally, please review the reservation policies and procedures below.

Make your reservation for any time of the day between 9:00 a.m. and 9:00 p.m. except on Mondays.

Reservations are for a maximum of four hours. Please be respectful and end your reservation on time.

ANNUAL POOL LETTER continued

Reservations are limited to four guests per household. When completing your reservation, you'll need to input the number attending in your party. If you're bringing your entire household plus the maximum amount of guests (4), a 1 person household would select '5 attending'. A 6-person household would select '10 attending'.

One reservation per day, three per rolling seven-day period. For example, you've made a reservation for Friday May 23rd, Saturday May 24th and Tuesday May 27th. You may not make an additional reservation until you complete the Friday May 23rd reservation (or delete one of your three) and then you may add another.

There are a maximum of 160 individuals allowed inside the facility at one time. The system will monitor this limit and block further reservations for the specific time block if the maximum is reached.

If you would like to extend your reservation and the system has not reached capacity, you may rebook starting 30 minutes before the end of your current reservation.

There are two ways to log-in to the reservation system:

Website westhighlandspool.com. Use the email address you used in your registration and the pin "1111" to sign in. You can change this pin if you'd like.

iOS app (Android unavailable) search "Member Reservations" in the app store (Look for a light blue icon with a checkmark inside a computer " likely the first result). Upon download, search "West Highlands" at the initial screen and then use the email address you used in your registration and the pin "1111" to sign in.

Within the website you can make a reservation by clicking on "Pool Reservations" at the top of the screen or the blue swimmer icon. Select the day you plan to attend the pool and then find an open reservation in the grid (denoted as an 'area'). You are not choosing any specific area to sit at in the facility (chairs and tables are first come, first served), this is just the terminology the system uses. Choose the number of individuals attending in your reservation and submit. Within the app, you can make a reservation by clicking on "Reserve". Select the day you plan to attend the pool and then find an open reservation in the grid (denoted as an 'area'). You are not choosing any specific area to sit at in the facility; this is just the terminology the system uses. Choose the number of individuals attending in your reservation and submit. Please be courteous and delete your reservation if your plans change. This can be done in the website or by swiping right on your reservation in the app. Please note: your user profile in the system contains the individuals in your household authorized to attend the pool. Your reservation should not exceed the number of individuals in your household plus the authorized # of guests. Upon arrival, the security guard will check you in and confirm the # in your party matches the reservation in the system. If you arrive at check-in with more individuals than allowed, some of your party may not be able to enter. If you believe there are missing individuals from your household, please send a note to westhighlandspool@gmail.com with your request to update.

Communications

Quarterly newsletters will be published for the community. Please email Sentry Management to receive the newsletter as well as other emails for more urgent communications. The West Highlands Facebook group can be a great way to engage with the community, but it is not an official channel for communications. Our website and the newsletter and other emails are where you can get official information.

Community Standards

Our standards are listed on our website. Please familiarize yourself with the covenants and standards of your property to maintain the value of your home and our community. The most common infractions are for fading paint, torn screens, and improper landscaping maintenance.

In previous HOA meetings the possibility of selecting a different HOA Management company to replace Sentry due to the number of appalling complaints we all have submitted with regards to Sentry's lack of communication and action. What has been done with regards to this? Nothing is changing with them as our management company at this time. Homeowners are welcome to research alternative HOA management companies and compare their costs and benefits closely and propose these alternatives to the community. Ultimately this is under Declarant control and would require his approval for a change.

What ate up the money and why are we running at a deficit? Based on what we project expenses to be we will be in the hole by \$13k. Where are those expenses? Paying Columbia for park our share of park maintenance as the price of landscaping has gone up.

Any consideration to solar panels? It's not currently on the board's priority list. It requires a covenant change which requires significant effort by volunteers to get the required number of votes. This would probably also require negotiation with the Declarant. Homeowners can self organize about if they want to change the covenants and have investigated this and other possibilities in the past.

ACC & Grounds

Please make sure that you are familiar with the standards for lawn care. Refer to our website <https://www.westhighlandsatl.com/documents/> for specific details. Weed abatement is year long process and left untreated can result in expensive correction. Left untreated, weeds also impact your neighbors' yards.

Points were raised about areas in the townhomes and other sites that lack general landscaping and upkeep. Please send requests to Sentry Management with details on the issues and their locations for areas that are the responsibility of the HOA. As a reminder, remember many areas are the responsibility of Columbia Residential, AHA, Georgia Power, or Brockbuilt.

How do we know what plants/shrubs/trees we have? I asked repeatedly when I closed to get a list of these things & was promised one, but never received it. The HOA does not have a list, if Brockbuilt no longer has records for your house (i.e., it was not recently completed) contact a landscaper for help.

NOTES | Q&A continued

What is the process for better planning for where & types of trees? In looking at how the trees are planted and the size and how they are growing/what are the community standards? Sidewalks are buckling and the shade provided by the trees prohibits the growth of grass in years? The city of Atlanta guidelines determine what types of trees and how many are planted in the original design. Trees are going to get larger, recommend you trim your trees on a regular basis.

Is the ACC a stand-alone committee or how does it work? ACC is still under the Declarant control. We would like to have a committee eventually and intend to solicit volunteers to help with some work in the meantime.

Stanfield – closed off sidewalks, no streetlights which are major safety concerns. Street lights are coming along with Samples Lane and should be installed within the next 6 months (confirmed with builder). Regarding the lack of accessibility for handicap, please notify Sentry Management with specific details on the location and the issue.

What is the typical timeline for ACC requests? We submitted a request to repair a small section of our roof more than three weeks ago and it took two weeks to get confirmation the request was received, and we are still waiting for approval. I am very concerned about getting timely approval, so we can repair our roof and prevent further damage. Typical ACC requests are supposed to receive a response within 30 days. Requests for emergency repairs are supposed to be prioritized.

Security & Parking

Signs for the New phase will be added once construction is completed and parking rules will be enforced. Please make sure you have your cars registered and follow parking rules and guidelines.

Can we have a vote in the community to determine if we want security? We have had votes and discussions before and everyone voted to keep security. One proposal to add cameras was investigated and there was not sufficient interest from the community given the costs and benefits that were discussed. Gates are also not an option given the mix used and size of this community. Interested homeowners in other proposals are always welcome to form working groups or committee to present further proposals, in detail, at future meetings.

Amenities

During the 2024 pool season we had a steady number of visitors. The pool will always require a significant amount of maintenance. During the off season, we will invest in new items to keep the splash pad operational, draining the pool to clean up some of the aging spots in the concrete. The community may want to add a second pool. It is already permitted but up to the community if they want to add it by volunteering to perform all the steps required. The currently approved design is for a lap pool.

Green space beside the pool – are we allowed to use it? Yes, that space can be used year round from 9 a.m. to 9 p.m. You do need to have a key fob to enter. You can't be in the pool area when the pool is closed but can be in the grassy area.

Why would it be an additional cost for a second pool? Current HOA fees cover the costs of maintaining the community as it currently exists. The money from the loan taken out for the first phase of the pool and pavilion construction was used to construct those facilities so an additional loan would be needed or a significant increase in annual dues for a period to collect the amount necessary for any large new project. While additional homes generate additional revenue they generate additional costs as well and the additional revenues from those homes will not cover the cost of new construction.

Does the same hold true if homeowner wants a gym? Yes. Homeowners can decide if they want a gym and if they want to pay for it.

Is there going to be a garden? There are plans for this currently there is no way to secure it.

Can we build a basketball court in the area next to the pool? There are no plans currently to add a basketball court as there would be no way to secure it without significant increased cost to the community.

What happened to community center? The master plan has changed about many times over the years. There are no current plans to build a community center, school, YMCA, golf course, etc.

Does the neighborhood have the ability to develop any of the Georgia Power land under the power lines? I know we can't do structures, but upgraded green spaces would at least improve the appearance of the community. Interested homeowners can reach out to Georgia Power to determine what the possibilities are for improvements in this space and present the information to the community at future meetings.

Finance & 2025 Budget

Is the HOA running at a deficit? Yes we are pulling some money out of reserves.

Why are we running at a deficit? Based on what we project expenses to be we will be in the hole by \$13k. Where are those expenses? Paying Columbia for park our share of park maintenance as the price of landscaping has gone up.

Are any of these items being competitively bid? How are we selecting vendors? For the pool, the pool committee selected this vendor. We have one more year on our contract with them. We look for recommendations. In general the HOA does not have a fixed policy requiring every purchase to be bid out.

Is there a capital projects budget that we could look at so that if there is anything that the community needs in the future paid for we have it and do not need to pass along an increase in dues? Dues have been kept to the minimum necessary to fund the ongoing maintenance of the community. Savings for future capital projects would require raising dues above the costs of annual maintenance to generate a surplus for this fund.

Miscellaneous

Gun Club Park – what is the plan? If the opportunity presents itself what about the road? Brockbuilt is still interested in building out the road if the opportunity becomes available. Brockbuilt acknowledged there could have been better communication and transparency regarding this possibility originally.

Can we have an election for board members? Steve Brock still controls the Board as the Declarant and whom appoints the members to serve on the HOA Board.

When does the declarant give over control? 2031 or when all construction is finished, whichever comes first.

Do we own the streets in the neighborhood? Atlanta Housing Authority owns the streets inside of West Highlands (except Johnson Rd. and Habershal Dr. which are public) in which the HOA manages and enforce the parking policy. Eventually there will be a process to dedicate the streets to the city. We will want to do this before the 2031 transfer . The HOA does not want the cost associated with the responsibility and maintenance of the streets that comes with ownership.

Reminders

Trash cans should be place on the curb on Tuesday evenings and returned to your house by Wednesday evening. Please review the trash collection schedule for holidays <https://www.atlantaga.gov/government/departments/public-works/office-of-solid-waste-services>. Please be respectful to your neighbors and limited parking by placing and removing your bins from the curb within the designated timeframe.

Please be careful to not block mailboxes when parking cars on the street. This includes weekends.

Please review our parking policy on the website <https://www.westhighlandsatl.com/parking/>. You can also download temporary parking passes if you have exhausted your guest parking passes.





Contact List

Name	Contact Information	Details
Sentry Management	westhighlands@sentrymgt.com	<p>Contact for ACC requests, parking permits, questions about your HOA account, access to pool.</p> <p>Typical requests include: roof replacements, painting, landscape changes, tree replacement, additions/modifications to house, questions about account, WH maintenance concerns.</p>
Security	470.825.1460	<p>Call security for parking issue or you notice a nuisance.</p> <p>Call 911 if you see or want to report a crime</p>
Brock Built	Brockbuilt Homes	Questions or concerns about current construction and home warranty issues.
GA Power	https://customerservice2.southerncompany.com/Outages/Report/Location?mnuOpco=GPC	Street-light outages
Common Area Maintenance (not owned by HOA)	<p>Columbia Residential</p> <ul style="list-style-type: none"> Malaika Taylor Clark, Vice President of Property Management, mtaylor@columbiare.com Fonda Pittman, Area Director, Columbia Residential, fpittman@columbiare.com) https://www.atlantahousing.org/ 	<p>All common areas are owned by Atlanta Housing Authority. In general, parcels that have not been build upon area owned by AHA. Common areas that are landscaped are maintained by the HOA or Columbia Residential but are still owned by AHA (Heman E Perry Park, Hollingsworth Greenway, Dog Park, Pocket Parks etc.) All detention ponds are owned by AHA.</p>

COMMUNITY STANDARDS

Prior Approval required from the Architectural Control Committee (ACC)

- ✓ **Architectural Control Committee (ACC):** Making changes to the exterior of your home? Repainting, re-roofing, re-decking, replanting? ANY exterior modification requires ACC approval. ACC Request Forms can be found on WH website.
- ✓ **Home Inspection:** Be the first to know if your home is in need of repairs by inspecting your entire Lot. Community Standards can be found on WH website under the Documents page.
- ✓ **Pre-emergent Application:** Have you applied seasonal pre-emergent to your lawn? Excessive weeds is the most common violation and easily preventable. Contract with a weed control company for a weed-free lawn.
- ✓ **Stay In The Know:** Make sure your current email address is registered with Sentry Management to receive quarterly newsletters and community news and events. Click the Sentry Login page on the WH website to register or update.
- ✓ **Reminder:** Check your HOA account balance. Accounts with outstanding balances will be sent to collections (EXEMPTION: eligible single-family accounts owing only the second installment are considered current). Click the Sentry Login page on the WH website to access your account.
- ✓ **Got Parking Permits:** West Highlands enforces parking rules and regulations set out by signs, curb markings, parking policy and other restrictions. Visit WH website for complete parking rules and to obtain decals and guest parking permits.



EXTERIOR MODIFICATIONS

- Replacing Roof?
- **SUBMIT ACC REQUEST FOR APPROVAL**
- Repainting House with same colors or different colors?
- **SUBMIT ACC REQUEST FOR APPROVAL**
- Adding or replacing Fence, Walkways, Retaining walls, Gates, etc.?
- **SUBMIT ACC REQUEST FOR APPROVAL**
- Changing Landscape: changing type of grass/ground cover adding/replacing softscapes, hardscapes, removing/replacing trees, etc.?
- **SUBMIT ACC REQUEST FOR APPROVAL**
- Modifying Structure (constructing/installing/enclosing extending additions, decks, patios, setbacks, etc.)?
- **SUBMIT ACC REQUEST FOR APPROVAL**

CONTROL WEEDS

Unsuccessful in managing weeds?

It's time to add pre-emergent herbicides to help prevent weeds from growing or sprouting when applied on the lawn prior to weed seeds germinating.

Contracting with a professional lawn service that specializes in abating weeds is an economical way of receiving all of the necessary applications throughout the year.

Visit HOA website: westhighlandsatl.com/documents for lawn care tips.