

# WEST HIGHLANDS



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WEST  
HIGHLANDS



at Perry Boulevard

# WELCOME HOME!

Dear West Highlands Homeowners,

We are delighted to welcome you to yet another spring and summer of fun, good living, and neighborly connection here in West Highlands. We can't express enough how grateful we are that you continue to choose our vibrant community as your home.

As you know, homeownership runs a continuum where there is both a sense of extreme pride and joy in living in a wonderful property, and a continual responsibility to keep your property in the kind of shape that, in turn, fosters that dignity. This newsletter provides the information you need this year to best maintain your property, and to sustain a community that's beautiful, enjoyable, and increasingly valuable for everyone.

So please take some time to read through everything presented here [we hope you like the newsletter's new look!], and please plan to attend our next HOA meeting at the pool on Thursday, May 14th, at 6:30 p.m.

Also, we'd like to extend a huge thanks to everyone who attended the New Homeowners Meet + Greet in March. It was a great opportunity for new and long-term homeowners to get acquainted in a lively, local restaurant. Keep in mind that as construction of West Highlands' next phase commences and new homeowners come aboard, we'll have even more chances like this to connect with one another.

Lastly, we encourage you to get to know your community—both city- and district-wide—by attending the Neighborhood Planning Unit-G [NPU-G] meetings every third Thursday of the month at 7:00 p.m. [details are available on the event calendar at [westhighlandsatl.com](http://westhighlandsatl.com)].

We look forward to seeing you soon at our next meeting and at the opening of the pool on May 16th!

Wishing you and your families a safe and enjoyable spring and summer season.

*West Highlands Board of Directors*



# homeowner responsibilities + requirements

## **To all West Highlands Lot Owners:**

This is a reminder to all Lot 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.

# WEST HIGHLANDS HOA ASSESSMENTS

Under the Association’s Bylaws, an annual meeting is generally held to receive reports from the outgoing Board of Directors, install directors for the upcoming year, present the budget for the upcoming year, and conduct any other business properly brought before the membership.

As the Association did not make any material changes requiring member action and there were no new Association-related information to present, including no changes to the Association’s annual budget, to owner assessments, or to the Developer-appointed Board of Directors, no annual meeting was held in 2025.

The Association anticipates resuming its regular schedule and expects to hold an annual meeting of the membership at the end of this year. Owners will receive advance notice of the date, time, and location once those details are confirmed.

## 2026 Assessments | Single Family Lots

- Single Family Lots [Detached Homes]  
*\$1,500.00 Annually*
- Waysome Way Lots  
*\$2,450 Annually*

- Split Installment Option  
[Available only if your account has a zero balance as of December 31, 2025]

Two [2] equal installments due February 1, 2026, and August 1, 2026

Single Family Lots  
*\$750.00 per installment*

Waysome Way Lots  
*\$1,225.00 per installment*

**Owners who fail to pay either installment in full by the dates set forth above shall forfeit their right to pay the 2026 Annual Assessment in installments.**

In such event, the entire remaining balance of the 2026 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, 2025, is **not** eligible for Split Installment payments. The **full** 2026 Annual Assessment will be due January 1, 2026.

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## WEST HIGHLANDS HOA ASSESSMENTS *[continued]*

### **2026 Assessments | Townhome Units**

- Townhome Units [Attached Homes]  
\$275 Monthly
- Monthly Assessments are due on or before the 1st of each month

### **All Lot Owners**

Please be advised that late fees and interests will be charged against all past due amounts. Past due accounts are then turned over to the HOA attorney for collection with the following actions:

- A collection fee, a lien placed against the property, and a lawsuit is filed on past due accounts turned over to the attorney for collection—associated legal fees continue to accrue
- Late fees and interests continue to accrue until the account balance is paid in full
- The HOA will suspend access to amenities

- A fee of \$150 is assessed to reactive access to amenities, and there is a 30-day waiting period to process and reactivate access to amenities once the account balance has been paid in full

You may check your HOA account balance by clicking the Sentry Login page on the West Highlands website at [westhighlandsatl.com](http://westhighlandsatl.com) to access your account.



WEST HIGHLANDS HOA

# *in action*



West Highlands' Heman E. Perry Park was one of the locations designated as a meeting point for the illegally-planned Perry Homes Community Takeover on Friday, February 27, 2026



Quietly, it began in pixels—a silent threat whose voice only registered once social media exponentially amplified its volume. A teaser on Instagram pushed and documented the countdown to a community-wide street party. In fact, that Friday evening in February was billed as the “Perry Homes Community Takeover.” Thousands of people were marking their calendars for the biggest party event of 2026.

The problem, however, was that the community that was supposed to be “hosting” this street bash hadn’t sent out any invitations and definitely had not been consulted about being okay with staging any last-minute, non-permitted, open-air festivities without any public safety plan to speak of.

As you probably guessed by now, that “host” was supposed to have been West Highlands. With the city at-large still wary from the takeover at Atlantic Station just a couple months prior, no one in the West Highland community had to guess about what could transpire: Hundreds of juveniles arriving at the same time, creating a scene that could quickly erupt into fireworks, fights, gunfire, and property damage.

With that in mind, those Instagram posts supplied a loud, stern warning for the community to be on alert—and your HOA met the moment *early*, when it mattered most.

Time being of the essence, West Highlands Homeowners Association [WHHOA] leadership quickly leveraged longstanding relationships it has cultivated with the Atlanta Police Department, MARTA, Columbia Residential, and the Atlanta Housing Authority, to initiate a safety plan that would ultimately lead this consortium of community stakeholders to not only neutralize the threat of a takeover, but to actually make an arrest of the person responsible for illegally organizing the event. WHHOA’s rapid response was the point of activation for these partners to initiate their own protocols in pursuit of one goal: Keep our community safe by preventing a

flash event from evolving into a crisis.

The other key element of success with this effort? WHHOA leadership quickly activated West Highlands residents—residents who were not content to act as mere bystanders, but as the neighborhood’s strongest early-warning system. The message was simple: Stay vigilant, look out for one another, and report any unusual or increased activity by calling 911. Additionally, Protect Security maintained a focused patrol of the community and relayed concerns directly to authorities. They were a vital part in closing the gap between what neighbors were observing, and what responders needed to know.

When that Friday evening arrived, the community was prepared. There was a visible, organized law enforcement presence that included special enforcement resources should the situation have become dangerous. All our other community partners remained alert, operating in sync with law enforcement. The result was what we all had hoped for: The takeover never took hold. Our neighborhood of homes, apartments, shared spaces, and most importantly, cherished residents, remained protected, and the night passed without West Highlands becoming a part of the next unfortunate headline referencing injury, loss of life, or damage to property.

Our West Highlands community response proved something important: Public safety is first and foremost about *preparation*, not just reaction. And relationships *matter*. We took what we believed to be a serious threat, and with our leadership, our residents, and our community partners, *we prepared*.

That’s your WHHOA in action. We remain committed, along with you, our residents, to keeping West Highlands as one of the safest, most enjoyable communities in which to live in Atlanta. We appreciate your continued participation and support toward that end.

# our west highlands *pool rules*

The West Highlands 2026 pool season opens Saturday, May 16, 2026. These next few pages explain [1] how to complete your pool access application to obtain/activate a key fob, [2] how to make a pool reservation, and [3] the importance of adhering to all pool rules so all community members can enjoy the amenity all season long.

## Season Dates + Hours

The West Highlands HOA Pool Facility will be ready to open Saturday, May 16, 2026. The pool will be open six days a week, 9:00 a.m.–9:00 p.m. [Tuesday through Sunday | closed Mondays].

The pool will remain closed on Mondays for regular cleaning and maintenance except the holiday Mondays of Memorial Day [May 25th] and Labor Day [September 7th], when the pool will be open the hours of 9:00 a.m.–9:00 p.m.

## Pool Access Applications + Key Fob

- **Pool Access Applications**  
Applications will begin to be processed April 20, 2026.
- **Key Fobs for New Homeowners + Replacement Key Fobs**  
We are currently 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.
- **Test Your Key Fob**  
You can test your key fob on the field gate starting May 1, from 9:00 a.m.–9:00 p.m. Please check to ensure your key fob is working.
- **Inoperable Key Fobs**  
Please contact Sentry Management at [westhighlands@sentrymgt.com](mailto:westhighlands@sentrymgt.com) if your key fob does not work.
- **HOA Dues Must Be Current**  
HOA dues must be up-to-date according to your plan in order for your key fob to be activated. Pool access will be suspended for delinquent accounts. Once the account is current, a \$150 reactivation fee is required along with a 30-day waiting period for processing.

## Making a Pool Reservation

### *Reservation Policies*

1. Make reservations ahead of visiting the pool.
2. Reservations are for a maximum of four hours. Please be respectful and end your reservation on-time.
3. Reservations are limited to four guests per household. When completing your reservation, input the number attending in your party [household members plus guests]. Example: A 1-person household bringing 4 guests would

select "5 attending." A 6-person household bringing 4 guests would select "10 attending."

4. Limits: One reservation per day, and three per rolling seven-day period.
5. Capacity: A maximum of 160 individuals are allowed inside the facility at one time. The system will block further reservations for a time block if the maximum is reached.
6. 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.

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## our west highlands *pool rules* [continued]

### Log In to the Reservation System

- Go to **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].
- On the 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]. After download, search “West Highlands” on the initial screen, then sign in using the email address you used in your registration and the pin “1111”.

### Manage Your Reservation

On the website, click “Pool Reservations” at the top of the screen or the blue swimmer icon. In the app, tap “Reserve.” Select the day you plan to attend and choose an open reservation in the grid [denoted as an “area”—you are not choosing a specific place to sit—chairs and tables are first come, first served; “area” is simply the terminology the system uses]. Select the number of individuals attending and submit. If your plans change, please delete your reservation [on the website, or by swiping right on your reservation in the app]. Your user profile in the system lists the individuals in your household authorized to attend the pool; your reservation should not exceed your household size plus the authorized number of guests. Upon arrival, the security guard will check you in and confirm the number in your party matches your reservation. If you believe individuals are missing from your household profile, please email [westhighlandspool@gmail.com](mailto:westhighlandspool@gmail.com) with your request to update.

### Pool Rules + Expectations

Please familiarize yourself with the complete list of pool rules on the HOA website [Amenities page]: [westhighlandsatl.com/amenities](http://westhighlandsatl.com/amenities).

- Please Be Courteous to Security: Our security guards are there to ensure everyone has an equal opportunity to use the amenities, as well as protect the pool and facilities.
- Key Fob Required: You must have a working key fob to enter. Security is under a strict directive not to allow entry without an operable key fob. Do not share key fobs outside of your household; violations may result in revocation of access for the season.
- Proper Entry + Exit: Enter and exit from the parking lot gate entrance. The gate within the pavilion near the restrooms is for emergency use only. A key fob must be used to open the entrance gate.
- No Tailgating | No Letting Others In: Opening the gate from the interior to allow someone inside is a violation. Entering the gate without swiping your key fob [“tailgating”] is also a violation.
- No Food or Drinks in the Pool | No Glass Anywhere in the Facility: Absolutely no glassware is permitted within the pool facility. Individuals who bring glass to the pool will have their pool privileges revoked immediately.
- Sunshelf Use: The sunshelf is reserved for sitting and for lounge chairs only. Jumping off the shelf or playing on the furniture is not permitted.
- Splash Pad: Turn on the splash pad by gently tapping the top of the pole near the pad [handprint icon]. It runs for 15 minutes and turns off automatically; tap again to restart.
- Pool Furniture: Lounges and chairs are for *sitting* only—not holding belongings. Allow other residents to have a place to sit.
- Umbrellas: Please close umbrellas when you end your stay or are no longer using them; storms can damage them and they are costly to replace.
- No Private Rentals: The facility is not available for private rental.



## WEST HIGHLANDS LAWN CARE REQUIREMENTS

### **Before Altering Your Landscape, Be Sure to Know These Important Facts**

**1. Replacing lawn grass with mulch, pine straw, 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](http://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.

**2. 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.**

**3. 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 at [westhighlandsatl.com](http://westhighlandsatl.com).

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## WEST HIGHLANDS LAWNCARE REQUIREMENTS *[continued]*

Since warmer weather impacts the look of your lawn, it is a time to prevent crabgrass and others 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. It is necessary to pull existing weeds or contract with a lawn service company that specializes in weed abatement.

5. 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**

1. The best thing to do is to control weeds before they start! January to February is the ideal time to do so, and may be the only chance to control crabgrass and many other broadleaf weeds. WHHOA highly recommends hiring a lawn care company to service your lawn and manage weed abatement. Doing it yourself can easily

cost more than \$200 for just one application once you include the cost of weed control chemicals, additional seed and fertilizer, spreading equipment, as well as *your* time and labor, and space used to store equipment. Contracting with a professional lawn service is typically the most economical way to ensure the most effective defense against weeds throughout the year. Our previous property inspections have shown that West Highlands residents who continuously use a lawn service usually have no problems with weeds. Residents who try to treat the never ending threat of weeds themselves tend to have less success doing so and end up with violation notices and, in some instances, fines. The basic cost of a lawn service, depending on the package a homeowner chooses, is usually less than \$20 per month. Contrast that with the expense of fines that start at \$50 and progressively increase with each additional violation. Weed growth may seem like a minor nuisance, but controlling the spread is an important part of keeping West Highlands' beauty and value at the highest levels possible.

2. Trim tree limbs from the ground up to provide at least a six-foot vertical clearance. *Any branches that exist lower than six feet from the base of a tree need to be removed.* This keeps a suitable clearance for walkers and joggers, and maintains unobstructed views for drivers. Additionally, remove any limbs that may be blocking or obscuring street signs to keep both pedestrian and automotive traffic safe for everyone.
3. Mow and edge your lawn at least every two weeks.
4. Trim shrubs and hedges on your property in a manner that does not obstruct windows, porches or sidewalks. Monthly maintenance is typically sufficient to keep growth in check.

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. Regularly replenish the mulch under shrubs and trees. A biannual mulch replenishment is great for visual appeal and to prevent weed growth. As an added layer of weed abatement and to extend the life of the mulch, we recommend using landscape fabric [available at local home improvement stores or online] underneath a thick layer of mulch [wood or bark]. Simply cut the fabric to fit the area needing coverage, and secure the edges and seams with fabric pins.
7. Watering [as needed] adhering to Georgia's Outdoor Water Use policy [epd.georgia.gov/outdoor-water-use-information](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 numbers or letters], and perform any necessary improvements in a timely fashion.
9. If any exposed utility lines, cables or poles exist on your property, please contact the appropriate utility company to request to have them buried.

### Fines for Lawncare Violations

1. First Offense | Warning Notice  
30 calendar Days to perform corrective action
2. Second Offense | Fine: \$50  
30 calendar Days to perform corrective action
3. Third Offense | Fine: \$150  
30 calendar Days to perform corrective action
4. Fourth Offense | Fine: \$300  
30 calendar Days to perform corrective action
5. Fifth Offense | 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 and 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. Late fees will begin to accrue on the 21st day post-invoice if full payment has not been received. Unpaid fines will be added to HOA fees at the time HOA fees are billed. If full payment has not been received by the due date stated on the homeowner's HOA bill, the HOA will initiate actions to invoice the lienholder, as well as to place a lien on the homeowner's property for all costs incurred, to include any late fees, administrative fees and court costs.

All properties within the West Highlands community are inspected frequently to ensure the community maintains and protects its beauty, livability, home values, and reputation as a prestigious Atlanta neighborhood in which to live.

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at Perry Boulevard