



Fall Newsletter 2017

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Amenity Package Update

As we enter the fall of 2017, the question on everyone’s mind is undoubtedly ‘Where is our pool?’ The good news is that it’s still coming. The bad news is that it is taking longer than we had all hoped.

Acting in good faith on the direction provided by AHA during discussions in the spring/summer of 2016, the West Highlands Advisory Board coordinated and executed a community vote in November 2016 to amend the covenants in order to raise the necessary capital to fund the Amenity buildout. The HOA worked for many months to clarify community questions and concerns, ultimately resulting in an overwhelmingly positive response from the community in support of this project. In good faith, we all agreed to pay increased annual dues and a special assessment predicated on the promises of the AHA that the land transfer was on track and anticipated to occur in the third quarter of 2016. We now find ourselves about to enter the third quarter of 2017, and are still awaiting the land we began collecting money for nearly a year ago.

The HOA; Steve Brock, Owner, CEO & President of Brock Built (BB); and Atlanta Housing Authority (AHA) have met on many occasions over the past year to discuss the land disposition of property within the West Highlands community. Such property consists of all of the parcels that lie inside the West Highlands subdivision that are vacant and not planned for residential development (i.e. parks, utility easements, retention ponds, trails, creeks, greenspaces, street islands, open fields, etc.). The Advisory Board has maintained optimism and diligence in our efforts to respond to continued requests for additional information from AHA, but have yet to receive confirmation of a date for the transfer. The HOA now finds itself in a quandary resulting from collecting monies for the Amenity while yet to take possession of the land to start construction. In an effort to expedite the Amenity buildout, the HOA is now requesting to enter into a long-term lease on the aforementioned site as a stop-gap measure to allow us to begin construction.

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Fall Inspections Scheduled for October 21

Semi-Annual neighborhood inspections will be conducted by community volunteers on Saturday, October 21. The purpose of these inspections is to ensure compliance with neighborhood covenants, maintain the appearance and desirability of our community, and help homeowners identify issues that may become problems if not addressed.

Common violations include unabated weed growth, failure to maintain landscaping beds, and wood rot on exterior trim. While receiving a violation notice can be frustrating, it is necessary to hold all community members to established rules and regulations. First notices are sent as warnings with subsequent violations resulting in fines to the homeowner.

In addition to violations, volunteers also provide non-violation alerts meant to make homeowners aware of maintenance issues around their property. These can be for minor issues such as missing mailbox numbers. While these are not violations, if the issues are not addressed they could be violations during future inspections.

As our community grows, homeowners in the established areas of the neighborhood south of Sanford Drive are asked to remove "Private Residence" signs.

Parking Around West Highlands

Nearly all streets within the West Highlands neighborhood have overnight parking restrictions. As a result, parking passes are required for vehicles parked on the street between midnight and 6:00am. Passes can be obtained by completing a Parking Permit Agreement & Application form (available online at www.westhighlandsatl.com/parking) and submitting to Sentry Management for review and approval.

Special permits are required for Samples Lane and a portion of Drew Drive due to proximity to Westside Atlanta Charter School and the future amenity area.

Parking without an appropriate permit can result in a violation notice placed on the vehicle, booting of your vehicle and/or towing of your vehicle.

The Advisory Board has worked to clarify the parking policy for the community and will launch a new parking section on the community website to make this information easier for residents to locate. This new section will include a one day guest pass which can be printed, filled out completely by the homeowner, and placed on the driver's side dashboard of a guest vehicle for overnight parking. These passes are limited to one day use. This temporary parking pass will be effective beginning October 1. For guests or residents needing extended on-street parking, a guest pass must be obtained from Sentry Management.

City Begins Work on PATH Extension

On August 17, the City of Atlanta began work on what will become the Proctor Creek Greenway and eventually connect the Westside Beltline to the Chattahoochee River.

The current project will create a multi-use path from Maddox Park on Donald Lee Hollowell Parkway through the future Westside Reservoir Park and connect to the existing River Trail PATH currently running from Johnson Road at Boyd Elementary School through the West Highlands neighborhood, ending at Sanford Drive.

The project is being funded in part by \$3 Million from TSPLOST tax revenue approved by voters in November 2016 and will connect to the Bankhead MARTA transit station. The entire seven-mile trail carries a price tag of \$11.5 Million.

This is one of six segments to be built and is anticipated to be complete in Spring 2018. A future segment will extend the River Trail north through West Highlands connecting to Perry Boulevard.

More information on the Proctor Creek Greenway can be found online at <http://www.emeraldcorridor.org/>.

Upcoming Community Events

Westside Atlanta Charter School will be hosting their annual Fun Run on Saturday, September 16. The run will begin at 9:00am and festivities will end by 11:00am.

To accommodate the approximately 85 runners, there will be road closures for a period of up to 20 minutes. Impacted roads include Odessa Drive, Drew Drive between Sanford Drive and West Highlands Drive, Stanfield Drive, West Highlands Drive, Hollingsworth Boulevard, and Abbott Lane.

Following the run, a celebration will be held in Heman Perry Park for runners and supporters with food and a DJ. Neighborhood residents are invited to line the race course to cheer on participants and display signs of encouragement.

Annual HOA Meeting will be held on Saturday, October 14th at Fire station #28, 1925 Hollywood Road NW. The meeting will begin at 9:45am followed by appeals between noon-1pm. Steve Brock and AHA will attend to address community development questions.

Trees Atlanta will be planting trees in public areas around the community on November 18. The trees are being donated by Trees Atlanta to beautify the neighborhood. Plantings will primarily occur on Drew Drive, between Johnson and Argule, on Habershal at the Rockdale Park crossing, and at Sanford Drive between Perry and Drew.

Monday Night Brewing will host the Westside 10 Race on December 9 beginning at 8:00am. There will be a 10k version and 10-mile version. More information is available at www.facebook.com/MNBWestside10.

Sales in West Highlands Remain Strong

Sales of both new construction and re-sale homes within the West Highlands neighborhood has shown strong growth in 2017. The current phase of new construction includes 31 townhomes on Westmoreland Circle, 43 single family homes north of Sanford Drive, and 16 single family homes on Johnson Road west of Habershal Drive. This current phase is over 75% sold. Due to strong sales, Brock Built expects to begin construction on the next phase of single family homes on Samples Lane ahead of schedule.

In addition to the sales of new construction homes, re-sales within West Highlands have been setting records. Not only are prices within the neighborhood higher than ever, but time on the market is measured in mere days rather than weeks. All of this adds up to great news for our community as we continue to grow and become a neighborhood of choice within Atlanta.

Amenity Package Update (continued)

The HOA now finds itself in a quandary resulting from collecting monies for the Amenity while yet to take possession of the land to start construction. In an effort to expedite the Amenity buildout, the HOA is now requesting to enter into a long-term lease on the aforementioned site as a stop-gap measure to allow us to begin construction.

To provide additional context to this delay, AHA has provided three specific reasons as to why they have not been able to execute the land transfer as promised. First, the political climate has changed significantly since our HOA vote last November and this has created internal struggle within both AHA and HUD. Secondly, the local political climate and increased emphasis on affordable housing within the city of Atlanta, particularly within Beltline neighborhoods, has made AHA the target of questioning regarding the upholding of their stated mission towards this core public housing goal. Lastly, land disposition for the new West Highlands Charter School has been identified by AHA as being of higher priority than the provision of amenities. All of this has unfortunately put the HOA into a difficult position, having to respond to increasingly pointed questions by residents regarding the project status, schedule, and what exactly their hard-earned money is being used for, if not its' intended purpose. The long-term land lease has been proposed as a compromise that will more easily allow AHA to justify the transfer of public property for private use, while allowing the HOA to begin construction, somewhat delayed, on our amenity package. As of now, we are targeting a lease initiation of Nov. 1st, 2017 so that we can begin construction as soon as feasible thereafter. The lease will be established at a fee of \$1/month to meet the legal obligation of payment without penalty to the homeowners, and is a method often employed by AHA in order to move the ball forward while also allowing them additional time to complete the final land transfer.

The HOA has re-iterated to AHA that the addition of a clubhouse and pool amenity makes West Highlands competitive and provides the edge the community needs to continually attract families to settle in the community for the long run. This key amenity is West Highlands' life-line to sustainability and more importantly to its success. Arithmetically speaking, amenities attracts new residents. New residents invest in the community and purchase homes. Every new rooftop built will better the lives for all in West Highlands. The residents are now ready to move forward with building out the remainder of greenspace by transforming vacant parcels into ballfields, community garden, walking trails and a dog park. The West Highlands plan is comprehensive with many partners and the Association is excited about its role as a life-long partner. The Association is waiting for AHA to pass the baton so they can do their part by moving "hope" to the finish line.