

# WEST HIGHLANDS



Q2 & Q3 Newsletter

Fall 2024

A scenic view of a residential neighborhood. In the foreground, a concrete sidewalk leads to a park bench with a black metal frame and light-colored wooden slats. The bench is surrounded by low-lying bushes and a large green bush on the right. In the middle ground, a paved road curves through a green lawn. To the left, a two-story blue house with white trim and a white picket fence is visible. The background is filled with lush green trees under a sky with soft, white clouds.

# **OVERVIEW**

**This issue features a recap of the HOA meeting conducted on June 3rd, 2024 as well as other information.**

## **HISTORY OF WEST HIGHLANDS**

**West Highlands has a unique history. The idea for this development began about 25 years ago. This area known as Perry Homes and owned by Atlanta Housing Authority (AHA) faced challenges. There was a lot of crime and drugs in this area and the residents living in Perry Homes were not thriving – homes were dilapidated, and the infrastructure was deteriorating. It was determined that a reboot was needed to revitalize the neighborhood. The Department of Housing and Urban Development (HUD) created a project called Hope VI. The city was awarded a grant to revitalize Perry Homes. The AHA wanted to do something more than just build more affordable house- better schools, better transportation, better jobs to help improve generational struggling. Out of this idea, West Highlands began development.**

**West Highlands is blend of multi-family and single-family housing. This development is mixed use so there are different types of income within the same community. A lot of investment went into infrastructure – new sewer, plumbing, streets, lighting and wiring, everything in West Highlands is new.**

**Unlike typical developments where the developer owns all the land, AHA releases certain parcels of land to Brock Built for development. Different phase of West Highlands buildout started in 2003 and will continue until completion.**

**Who owns the undeveloped land in West Highlands? The undeveloped land is owned by AHA. Their goal at some point is to transfer the vacant land not designated for building for green space and park space. They own the retention ponds, the streets and all open spaces. Because this land is still publicly owned land, the transfers will likely take some time, but this is part of the future vision for the neighborhood.**

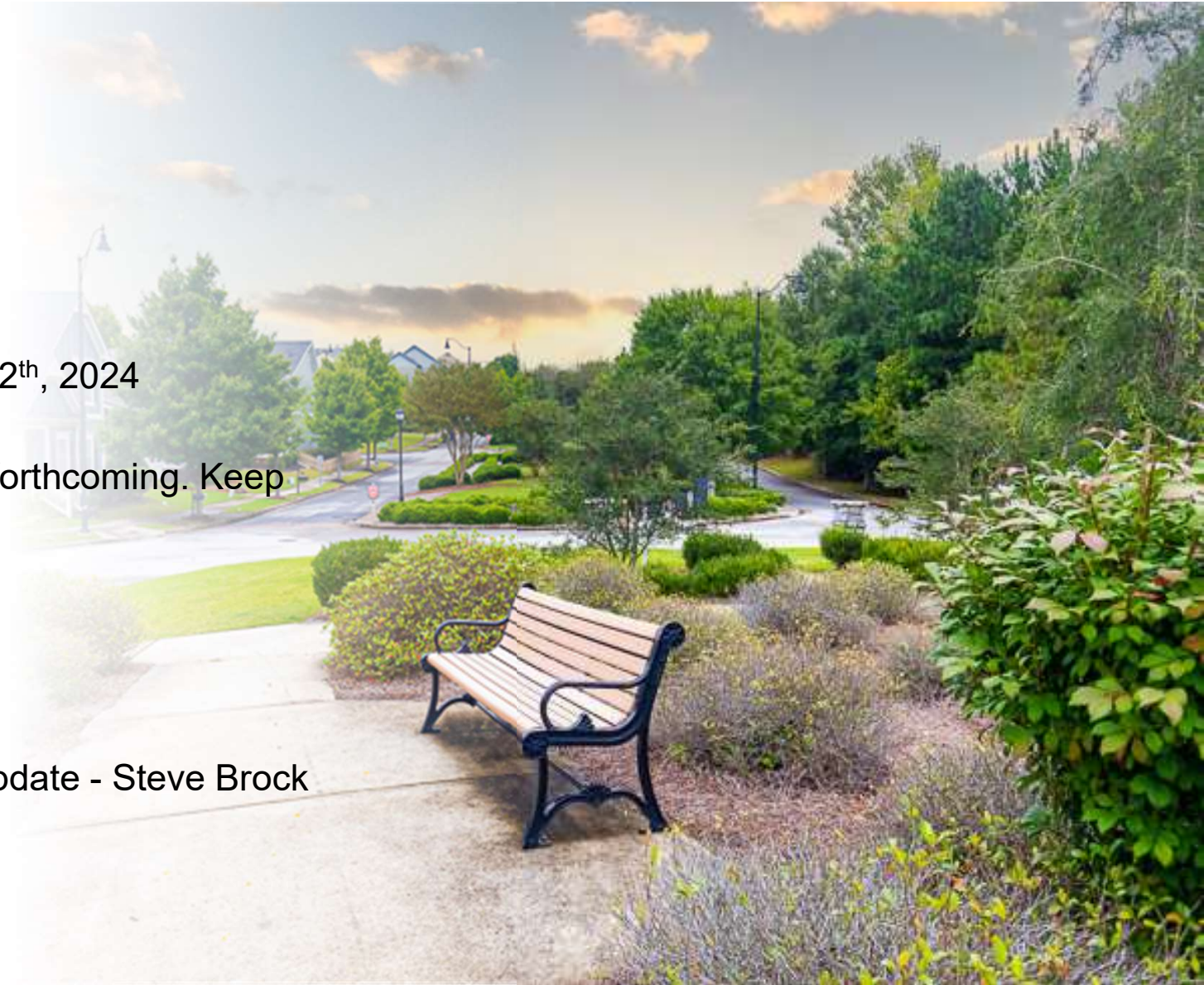
# West Highlands Buildout

- Once completed, West Highlands will have about 850 homes. Currently there are about 600 house that have been constructed. The buildout once completed will have been an investment in this community for over 25 years.
- The newest phase of the neighborhood is being constructed on Johnson Road.



# Fall HOA Meeting

- Date: Tuesday, November 12<sup>th</sup>, 2024
- Time: 6:30 p.m.
- Meeting information will be forthcoming. Keep an eye out for a mailing!
  
- **Agenda**
- Review 2025 WH Budget
- Committee Updates
- West Highlands Buildout Update - Steve Brock



## HOA NOTICE

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Second installment payment for single-family homes were due on August 1, 2024

- Accounts placed in legal status are assessed an initial \$250.00 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 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.

# Sentry Management

We know that response time from Sentry Management remains a top concern for many in the community. In an attempt to help improve response time from Sentry, they have created a new email address solely for our neighborhood that all homeowners should now use to communicate with Sentry.

**New email:** [westhighlands@sentrymgt.com](mailto:westhighlands@sentrymgt.com)

The board will be working with Sentry to monitor this account to increase response time to emails.

Please refrain from using any other email addresses that you have used in the past. Usage of those emails will only delay the response time. All emails need to be sent to [westhighlands@sentrymgt.com](mailto:westhighlands@sentrymgt.com). This has been updated on our website and associated forms on the website.

The West Highlands website, <https://www.westhighlandsatl.com>, has answers to questions that many homeowners are emailing Sentry regarding. The FAQ at the website should be able to answer many questions as well: <https://www.westhighlandsatl.com/documents/>

## Committee Updates

- **Social:** Wandie Toledo has resigned from her position as our Social Chairman. Big thanks to Wandie for so many years of her creativity and time to help build and strengthen the West Highlands community. The social committee will still remain intact – we don't necessarily need a chairperson and are open to a variety of approaches in keeping the social committee moving forward. If you are interested in joining the social committee, please email Sentry Management at [westhighlands@sentrymgt.com](mailto:westhighlands@sentrymgt.com) and we will pass along your information to the current social committee.
- **Amenities: Pool:** The pool will always have maintenance issues to be addressed. This past summer season much work was performed on the splash pad including replacing the pump and the control panel. There are plans underway to drain the pool so repairs can be made to the concrete to remove staining that isn't being removed with regular cleaning. As the weather was brutally hot during the summer and with the increased pool usage, we experienced more challenges with pool maintenance and controlling the chemicals to address algae in certain areas of the pool. Sweetwater, the pool maintenance company, had to increase their cleaning and monitoring specifically chlorine management which kills the algae. This will remain a primary focus in the next pool season.
- **Communications:** Regular 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 the official channel for communications. Our website and the newsletter and other emails are where you can review accurate information.
- **Security:** Additional security officers and off-duty police officers have been hired to control crowds and traffic on Halloween.
- **ACC:** 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.



# Reminders

- Trash cans should be placed 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 by placing and removing your bins from the curb within the designated timeframe, as there is limited parking space within the neighborhood.
- 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/>. **New parking signs will be added to the phases under construction soon. Please prepare to abide by these posted signs as enforcement will begin when they are installed.**