

Architectural Review Committee – Spring 2009 Update & Guidelines

The Westbury Architectural Review Committee (ARC) would like to welcome all new homeowners to the subdivision. We also would like to remind all Westbury homeowners and residents that Westbury is a Planned Unit Development (PUD) whereas homeowners share common amenities and common property with strict architectural controls. The ARC's main responsibility is to help maintain the value of our homes and community by ensuring that architectural standards are met. The appearance of our neighborhood is extremely important in maintaining the value of our homes, and it's up to each individual homeowner to maintain their property in a way that meets the community's architectural standards. As a result, we strongly recommend that each homeowner read and become familiar with the covenants and the ARC standards and guidelines. If you do not have a copy of the covenants, please contact the Board of Directors. These documents can also be found on the Westbury Community website at www.westburyhoa.org.

If you have a question or concern, please contact your corresponding ARC representative:

Street	Name	Phone #
Lower Westbury Lane (#100-185)	Shabu Mohammad	770-360-9170
Upper Westbury Lane (#215-345)	Ajay Sangabathula	678-319-0750
Hendron Place	Jay Vorhees	404-257-4788
Sheringham Lane	Kirt Zakers	770-667-2242
Ballentree Court	Kirt Zakers	770-667-2242
Eastbourne Court	Kirt Zakers	770-667-2242

Early Spring Lawn Care Tips

Spring is typically a very busy time of the year for homeowners when it comes to lawn care. The grass, trees and shrubs are now growing and there's lots of cleanup to do from winter. Here are some lawn care tips for early spring:

- Clean up your lawn, flower beds and clogged gutters.
- Prune trees and roses, but wait for flowering shrubs like Azaleas to finish blooming for pruning.
- Transplant perennials, shrubs and roses as early in the spring as possible.
- Plant new plants, seeds and trees, but avoid trees that sat at a nursery all winter long.
- Scalp your lawn by lowering your mower to its lowest setting and bag all dead grass clippings. Do not dump lawn waste on your lot!
- If you already have crabgrass and other weeds, please consider using a professional lawn care service to eliminate and prevent them in the future. There are several recommendations in the recently distributed Westbury community directory.
- If you have not taken down your Christmas or other holiday decorations yet, please do so now.
- **Please remind your lawn care company to remove all yard waste from your lot and deposit it in an appropriate landfill or composting facility. Dumping yard waste or blowing yard waste (even grass clippings) down storm drains is illegal. If a storm drain has to be dug up to repair a blockage, any damage**

to homeowner's property will be repaired at the homeowner's expense. Please keep storm drains clear of yard waste and other debris.

Ongoing Lawn Maintenance

Regular lawn maintenance is crucial to maintaining the beauty and value of your property and our community. The following checklist demonstrates what the ARC will be looking at when determining if any violations exist on properties. The ARC will be observing all properties throughout the year and issuing violation notices to homes that are not in compliance with the covenants, which may result in fines if the issues are not addressed in a timely manner.

Grass Maintenance

- Lawn is cut regularly to ensure it does not exceed 2 inches in length.
- The lawn does not contain any bare patches.
- The lawn is properly edged along walkways, driveways and curbs.
- The lawn does not invade planting beds, tree circles, etc.
- The lawn does not grow up the sides of the house, AC units, etc.
- Fescue patches in Bermuda are trimmed same length as surrounding Bermuda.

Planting Bed Maintenance

- Plantings are properly trimmed.
- Planting beds are properly mulched.
- Weeds and invasive grass are under control.

Home Maintenance

- Paint (both siding and trim) is not faded or peeling and appears neat and clean.
- No mold or mildew is apparent on any house surface.
- No red clay staining is apparent on any house surface.
- Walkways and driveways are clean and free of debris

Miscellaneous

- Garbage containers stored out of sight (you should not be able to see your garbage container from any angle from the street).
- Cars are not parked on the street overnight.
- Garage doors are kept closed when not in use.
- Wooded areas do not contain debris or high weeds.
- Storm drains are maintained (grass/weeds trimmed, free of debris, etc.).
- No artificial vegetation is permitted on the exterior of your property without approval from the ARC. This includes sculptures, fountains, metal flowers and similar items.

Painting Homes and Fences

The Westbury ARC would like to thank all of the homeowners who have painted their homes recently. However, there are still some homes within the subdivision that require painting. Signs that your home is in need of painting

include faded/discolored paint color, peeling/fading of trim, open siding seams, etc. **Please be sure to submit an application for approval if you would like to change the paint color on your home.** If you paint your home an alternate color without ARC approval, and if the color is not approved, you may be required to repaint your home at your expense (yes, it's happened!). The ARC application form can be found on the website at http://westburyhoa.org/info/architectural/arc_application.doc. In addition, some of the fences within the subdivision are showing signs of deterioration. Please inspect your fence and stain it, if necessary. This will not only extend the life of your fence, but also enhance its beauty. **You must submit an application to the ARC for approval of the stain/sealant color prior to staining or sealing your fence.** The ARC application form can be found on the website at: http://westburyhoa.org/info/architectural/arc_application.doc.

TIP to insure your application is approved promptly: Include swatches of your paint color in your application. Remember: The ARC is allowed up to 30 days to approve your request – don't wait until the last minute!

Modifications to Property

Any additions or modifications to the exterior of your home require approval by the ARC **prior** to the start of the project. Please submit an application to the ARC at least 30 days prior to the planned commencement of work to ensure that the application can be reviewed in a timely manner. Applications are available on the website at: http://westburyhoa.org/info/architectural/arc_application.doc. **Typical additions and modifications that require ARC approval include erecting a fence, installing a basketball hoop, adding a deck, embarking on major landscaping projects that affect the drainage of your property, removing trees, installing satellite dishes, etc.** For a more complete list, please refer to the architectural guidelines and the covenants posted at www.westburyhoa.org.

Attention Dog Owners

Did you know that it is **against the law** to walk your dog without a leash, or to even allow your dog to be outside of your yard without a leash? For the protection and safety of all residents, please ensure control and supervision of your dog at all times. This includes securely restraining your dog whether on or off your property. In addition, please respect your neighbors' property when walking your dog and don't forget to baggie up or pooper scoop your dog's remains, including on common property areas. Dog remains can cause damage to lawns and also pose other health hazards. Also, it has been brought to the ARC's attention that some homeowners have to deal with dogs barking loudly after being left outside for extended periods of time. Please be respectful of your neighbors and do not leave your dogs outside if they are barking.

Obtain ARC Approval for Graduation Signs

Please be advised that if you wish to post a "Congratulations, Graduates" sign—either on your property or on common Westbury property (such as the entrance)—you are required to submit an application to the ARC for approval prior to posting the sign. The ARC has 30 days to respond to your request, so don't wait until the last minute. The association reserves the right to remove unapproved signage without notice. The ARC application form is available on the website at: http://westburyhoa.org/info/architectural/arc_application.doc

Please Consider Cleaning Your Roof

Many roofs in Westbury are beginning to look very dirty from years of mold buildup, especially those on the north side of the house that do not get afternoon sun. The poolhouse roof had this problem, so we hired a company called Aquaforce to come out and clean the mold from the poolhouse roof. It now looks brand new after cleaning by Aquaforce. Aquaforce has said they will give Westbury homeowners a discount if we can get a good number of residents to book with them this spring. Therefore, we would like to challenge all homeowners to all use Aquaforce

this spring to clean your roof. The price is minimal. Contact Aquaforce at 678-887-9479 and ask tell him you live in Westbury and would like the Westbury discount. More information can be found at <http://aquaforcepowerwashing.com>. (You can skip this is you replace your roof – see below!)

Satellite Dish Installations and Logos

Some homeowners are having their satellite dishes upgraded to high definition. If you have or will be upgrading soon, please be aware that dishes with logos are not permitted to be installed on the SIDES or FRONTS of homes in Westbury. Dishes mounted on roofs can be exempt from this rule but all roof mounted installations that can be viewed from the street still require ARC approval. Dish installers do not typically install dishes without the logo (one homeowner asked for a dish without a logo but they brought one with a logo anyway). If you do have a dish with a logo installed on side of your house, the dish must be PAINTED the same color as your siding. According to the dish manufacturers, dishes can be painted as long as it's a flat finish and you don't paint the LNBS (the electronic parts). This does not require ARC approval as long as you use the same paint color as your siding. Also, remember that all satellite dishes should be installed **in the rear** of your property whenever possible so that they are not visible from the street. If you must install a dish somewhere other than in the rear of your property, ARC approval is required. The ARC application form is available on the website at: http://westburyhoa.org/info/architectural/arc_application.doc

Attic Exhaust Fans Are Rusting

Many attic exhaust fans in the neighborhood are starting to show rust and will eventually rust through completely, causing major leaks and damage to homes. If you haven't thought about this, you might want to consider having a roofer or gutter man take a close look at your fan (have him take pictures for you). Attic exhaust fans can be bought with the rustproof finish—unfortunately, our builder didn't opt for this. You can see evidence of rusting fans from upper Westbury looking down on Sheringham.

Considering a Tankless Water Heater?

If you are considering purchasing an external tankless water heater, please note that it must be approved by the ARC. The ARC application form is available on the website at: http://westburyhoa.org/info/architectural/arc_application.doc

Hail Damage to Roofs

We experienced hail in February. Some Westbury homeowners have already had their roofs replaced. Ashton Woods installed 20 year shingle roofing in Westbury so we have about eight years left on the current roofs which means eventually you are going to need a new roof. We suggest you contact your homeowner's insurance company and have them do a no cost inspection on your roof. You are likely to find your roof has minor to moderate hail damage. Most reputable insurance companies would prefer to pay for a new roof now, rather than have you experience major water related damage in the future from roof failure. If your insurance company does suggest a new roof, any changes to your shingle color must be approved by the ARC. The ARC application form is available on the website at:

http://westburyhoa.org/info/architectural/arc_application.doc

Thank You!

In closing, the ARC would like to thank all the homeowners who have recently submitted requests for renovations to improve the appearance of their homes. The subdivision is looking better each day. Your efforts and hard work in maintaining your property will go a long way toward helping us keep up the value of homes in Westbury, even in this down real estate market. To learn more about the ARC and review ARC guidelines or common questions/answers related to the ARC, please visit www.westburyhoa.org.