



HOME OWNERS ASSOCIATION
JULY/AUGUST NEWSLETTER

**** NOTICE OF SPECIAL MEETING****
REGARDING RENTALS/LEASING

Tuesday, August 25, 2015 at 7:00pm
Conyers Seven-Day Adventist Church
3001 Old Salem Rd SE, Conyers, GA 30013

In an effort to be in compliance with the terms of the Westchester Lakes HOA Declaration of Covenants, Conditions & Restrictions, the HOA Board has started the process of reducing the number of properties that are being leased/rented. A letter from the HOA attorney was sent out in June to every homeowner in regard to these proposed actions.

As part of the process, the Board has decided to host a community-wide meeting to open up the discussion on the proposed efforts to curb rentals in the neighborhood.

The meeting is open to all members of the Westchester Lakes community, and we invite anyone with questions or concerns about the proposed actions, or subsequent process, to attend.

As a reminder, if you are currently leasing your property, it is incumbent upon you to alert the HOA Board of your situation, and provide the Board with a copy of your lease. Please email us at legal@westchesterlakes.net, if you have any further concerns or comments.

A FEW REMINDERS



As residents of Westchester Lakes, we all need to be mindful of our neighbors and respect the Community Covenants and Restrictions (CC&Rs). A few things to remember:

- Parents, we need your help in preventing loitering in the community, especially among our youth. Excessive congregation should be kept to the confines of the property.
- Please limit the use of loud lawn care and other equipment to the hours of 8:00am – 8:00pm during week days. On weekends, no loud equipment should be used before 9:00am.



CONGRATULATIONS TO OUR
JUNE YARD OF THE MONTH WINNER!!!!

The Ruth Family – 2592 Westchester Way

A WARM WELCOME TO OUR NEWEST WESTCHESTER
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*** LEASING UPDATE NOTICE AND AGREEMENT ***

TO: Landlords/Homeowners and Tenants

FROM: Westchester Lakes Home Owners Association Board of Directors

As part of the efforts to curtail rentals in the community, the Westchester Lakes Board of Directors has decided to allow all current and future leases to continue until August 31, 2016. As such, the terms of all leases should end on or before August 31, 2016 in order to be in compliance. The lease continuation is contingent on homeowners and tenants complying with all stipulations and terms outlined in the Westchester Lakes HOA Declaration of Covenants, Conditions & Restrictions. Any violation of such, nullifies this Agreement and your lease.

Please note that leases must be approved by the Westchester Lakes HOA Board of Directors Association during this aforementioned time period. All future leases must comply with the termination date of August 31, 2016 and have the approval of the Board.

If you have already responded to the Board and submitted a copy of your lease, you are now in compliance with the Declaration of Covenants, Conditions & Restrictions of the Westchester Lakes HOA. However, the terms of your lease must expire on or before August 31, 2016.

Landlords/homeowners who are currently leasing their property and have not disclosed that information to the Board are required to contact the Board and provide a copy of their lease as soon as possible – but no later than August 15, 2015. After the August 15, 2015 deadline, the Board will move forward with dispossessionary actions (evictions) against all undisclosed tenants.

Thank you for your patience during this process. Please address any questions, comments or concerns in writing to the attention of the Westchester Lakes Board of Directors at 2500 Westchester Way, Conyers, GA 30013 or in person during the scheduled meeting on August 25, 2015. (Details can be found in the July/August newsletter attached to this notice.)

Westchester Lakes HOA Board of Directors