

Revised  
Westwood Hills HOA  
Manager's Report for October 2023

Westwood Hills is currently at 246 homes. There are currently 9 homes that are over 90 days past due on their HOA assessments. Low Maintenance hours for July are 28.75, August 80.5 and September 56.75.

Projects I have been working on:

The fountains at Dole Pond #1 and #2 have both not been working recently. Dole Pond #2 had a timer that was apparently put in with it and this has been deactivated so the pond fountain should now be running 24/7. Dole Pond #2 has a damaged power cord which was apparently chewed through partially by some animal and then also damaged when the cord got twisted up when the cables came loose, and it drifted to shore. The power cord is being replaced and a protective sleeve will be placed on it to prevent future damage from happening to it again.

The Board hired Midwest Exterminators to come out and set traps for the muskrat on Dole Pond #2 and the Cody Ct. Pond. The traps were unsuccessful and I have reached out to Advantage Pest Control for their assessment of how best to eliminate the muskrat at Dole Ponds #1 and #2. They have provided a quote which is attached to the agenda. They would use a two-prong approach of a foot trap and also a trap in the water.

Natural Breeze will be starting soon on the remodel for Pool Shade structure. They will be replacing the structure with a structure that is covered by a roof. Alpha roofing will be doing the work for this remodel and I requested an estimate from them to tear off and replace the roof over the existing structure as the new roof will be a different material and the existing roof is in need of replacement.

I received bids from 3 companies to cut down and remove 14 dying or dead trees in the HOA common property.

Schendel has reseeded around Dole Pond #2.

Ellen Willets, Matt Asher (with Schendel) and myself walked the irrigation system along Dole and along Wakarusa and the system over by the pool. There was a valve that was stuck open on the corner of Wakarusa and Eisenhower and this was affecting the water pressure in the other zones. This has been fixed. There was also a leak under the sidewalk by the pool and this has also been fixed. Ellen and I will recheck the system with Schendel sometime in the next week or so to see if this corrected the problems with some of the irrigation zones not working correctly. We also noted on this inspection that there was significant damage over by the pool by some sort of vehicle (we don't believe it was the mowers). Please don't drive golf carts or other vehicles in the grassy area.

I also removed the chair that was left by Dole pond #1.

Respectfully submitted,

Melissa Hickam