

Westwood Hills HOA
Manager's Report for August 2022

Westwood Hills is currently at 242 homes. There are 17 homeowners who are 30 days past due and no homeowners that are over 60 days delinquent on their HOA dues. Hours for Low Maintenance Landscape are: May hours – 51.5, June hours – 79.5 and July hours - 68.75.

Following up on the meeting I had with Midco and Lynn Electric regarding damage which we believed was caused by trenching for new Midco lines along Dole. I did receive a check from Lynn Electric for 665.62 and it has been deposited in Westwood Hills HOA account.

The pond fountain on Dole pond #1 has been repaired. The repair was due to a bad capacitor panel and it was replaced and the fountain is now working.

I spent several hours going over the irrigation system with Schendel. We tested the zones on Dole, Wakarsa (from Dole to Eisenhower) and all the zones that come off of the pool house controller. I have several bids. We found that zone 11 off of the pool house is no longer working – it was disconnected at some point, so the small amount of turf on Parker Ct. roundabout is no longer getting water and isn't looking very healthy. We recommend that this is converted to mulch. Zone 8 needs a sprinkler nozzle replaced and Zone 10 has a broken sprinkler head that needs to be repaired. We also have a 3rd bid to do work on Dole with relocating some sprinkler heads that are blocked, replacing some broken rotor heads on Wakarusa and capping off heads that are watering on Wakarsa past Eisenhower (which currently is owned by Mallard homes).

I have checked with our insurance company about whether we need to have additional insurance for cars parking in the lot across the street from the pool. Our insurance covers this so no additional insurance is needed. Drew Bealby called me back from the City of Lawrence planning department and said we would need to submit a site plan showing where the parking will be for approval. He said an engineering company should draw this up.

I met with various vendors for bids. This included: Rueschoff- for night vision lights, Wirenuts- for night vision lights, Long Lasting Lighting – for motion detector lights, Lynn Electric- for motion detector lights. I also went to get a bid from Sign Up for new No trespassing signs for the pool.