

Revised Manager's report for Westwood Hills

February 2024

There are currently 247 homes/lots in the HOA. There are 4 homeowners who are 90 days past due on their HOA assessments.

I met with Morgan Minnis, who will be the builder for the homes being built across from the pool, with Joe Meyers. We went over some questions he had about the lots and the green fencing and pillars along Eisenhower. We also toured one of his homes in another neighborhood to see the quality of homes he will be building.

A homeowner on Landon asked for permission to have a City of Lawrence dumpster placed in their driveway as they prepare for the sale of their home.

I received a complaint about the Cody Ct. pond and how algae is starting to cover the pond. The contract for another year of maintenance is on the agenda. Treatment would start in April if the contract is approved. The price proposed is the same as the year before.

I met with Schendel and determined the areas that will be mulched this year. They will be completing this in the next month.

The fountain in Dole Pond #1 is up and running again. We did not have to replace anything but had to wait for everything to thaw. A breaker had been tripped. I have also had another contractor come out to look at the rock wall lining the retention pond and should be receiving a bid from him.

I received a complaint about a large pothole on Earhart from a homeowner that caused damage to their vehicle. I emailed them the map that Brian Kingsley drew

up of street repairs and sent to the City of Lawrence. I also informed them they could report the pothole to the city as well.

The accounting company has submitted a new contract for the 2024 year and it is on the agenda.

Lynn Electric has submitted a bid for replacing the light fixture at the corner of Brown and Carver that keeps filling up with water. We are unable to drill holes in it because it is glass and needs to be replaced. I am meeting with Brian Gibbs today, February 21st, on-site to see if there are any other options other than the fixture he has quoted. They are working on getting some alternative suggestions/bids for me which I hope to have at the Board meeting.