

Revised Westwood Hills Manager's Report

July 2023

Westwood Hills is currently at 245 homes. Low Maintenance hours for June were 45 hours. There are 3 homeowners who are over 90 days past due on the HOA assessments.

I did a drive through after the storm last Friday, late afternoon, and noted a large tree branch by the pool that had fallen. I contacted Schendel to come and haul it away and trim off a branch hanging off a tree on Wakarusa.

I met with the pool inspector for the Douglas County Health Department to inspect the pool. The pool passed the inspection.

I contacted Absolute painting to let them know we accepted their bid for fence painting. They are currently scheduling about 9 weeks out so they will be starting around September 30th.

I walked the areas that the board has designated as wanting a 25 foot buffer of mowing between residential homes and native areas. Schendel has been mowing a buffer area though it is probably closer to 10 foot. It isn't possible in most of these areas to mow 25 feet.

Midwest Exterminators has installed a muskrat trap in Dole pond #2 and I have been checking it every day. If there is no muskrat in it by Friday, the 21st, we will assume he has moved on. I have heard rumors that he might have re-located to the Cody Ct. pond so will see if the exterminator can move the trap over to that pond.

Lynn Electric is waiting for the parts to install the electrical panel to the fountain in Dole Pond #2. When they receive the parts they will schedule the installation.

The Dole pond #2 installation of sprinklers has been completed. The rocks that were behind a homeowners property on HOA property by Dole pond #2 have been removed.

Wirenuts is scheduled to come out on July 31st to lower and install 2 new cameras to help with monitoring the pool during the night time hours.