

## Manager's Report for Westwood Hills HOA

April 2024

Westwood Hills is currently at 247 homes/lots. There are 14 homes that are over 90 days past due on their HOA assessments.

Action Items- I contacted Randall Electric and have attached the bid to the agenda for them to repair the seal at the light fixture at Brown and Carver.

I contacted Ryan Lawn and Tree and have received a bid for removing the dead tree in the HOA common area behind the home at 249 Landon Ct.

I contacted Waterfront pool maintenance to let them know that the pool will need to be ready to open by Memorial Day weekend. I will also be working in the next couple of weeks to update the pool fob list and get new homeowners their pool fobs for the 2024 pool season. Wirenuts has replaced all of the cameras at the pool.

I contacted Aquatic Ecosystem Consultants and have had them change the contract to include all 4 ponds getting treatment. They will also be testing Dole Pond #1 and getting the phosphorus amounts to us. These amounts should be fairly consistent in the other 2 ponds on Dole as well.

I have attached a letter from our lawyers to the agenda concerning the Corporate Transparency Act. I have registered for a class that will be discussing this so hoping I can bring more information to the April Board meeting about this issue.

I was asked by one of the Board members to ask Chris Earl whether he still owns the lots in the development on Parker Ct. He is still currently the owner of the lots.

