

Manager's Report for Westwood Hills HOA

September 2025

Westwood Hills HOA is currently at 249 homes/lots. There are 9 homeowners that are over 60 days past due and 3 homeowners that are over 90 days past due. Low Maintenance hours for July are 86.75.

I obtained a bid for having the stump removed on the median island on Wakarusa. I received an email from a homeowner saying that they thought that a homeless person was camping in the tree area by the fire lane. We are having the same company trim the trees in this area to discourage anyone from camping there and the company has agreed to haul off the belongings that were left. I obtained a bid from Schendel to clear the slew area between Dole Pond #2 and #3. Bill Schulteis asked that I get another bid from Forest Keepers and I'm waiting for that bid. I have received a request from a homeowner at 303 Parker Circle that the bushes behind their house are not being trimmed so am planning to meet Low Maintenance over there to take a look at them. I am also working on a list of trees that need to be trimmed or removed. I also ordered and picked up the postcards that will be sent out for the Annual Meeting. Monthly tasks were: working on bills to send to the accountant, answering phone calls and emails, preparing agendas for Architectural Committee and sent out conditional approvals and approvals. Went to pool to download pool reports for Brian Kingsley. Programmed a pool fob and coordinated the pooch plunge with Bill and Cathy Wilson.