

Westwood Hills HOA Manager's Report

July 2025

Westwood Hills HOA is currently at 247 homes/lots. There are no homeowners who are 60 days past due and 4 homeowners who are 90 days past due. One of the homeowners that owed 2,589.00 made a payment of 1000.00. I need to have the Board advise me if this is acceptable as I had written the homeowner that the whole amount needed to be paid or their pool fob would be disabled.

Low Maintenance hours are for May 60.75 and for June are 84. I believe they have cut down the trees that they bid to the Board but will confirm before the meeting.

Action Items- I talked to Waterfront about not leaving out the pool hose and asked if they could come earlier in the day. They said some days they are filling the pool for up to 5 hours. They did say there might be a way for them to connect to something inside the pool room to autofill the pool. They will be looking into that and getting back to me.

I sent a violation notice to the homeowner at 5204 Brown who had installed a fence but not put it on their property. They have agreed to reinstall it on the property lines. I told the homeowners at 5208 Brown that their fence would need to be on their property line as well and they have agreed to that.

I found previous information from the sidewalk committee and sent documents to Pam and Grant Kaufman for their meeting with neighbors.

Other actions taken- I sent out a notice about trash containers not being put away. Sent out a notice about a person seen walking in and out of yards and by garages in the Enclave to all homeowners about keeping their garage doors closed.

I also met with a handyman to work on the lights in the men's bathroom that are out. We got the lights over sink replaced but will need to replace a ballast in the overhead light.

I had a homeowner who has a concern about the pond level on Dole Pond #2.

I went through all of the sprinkler system with Schendel and it is all working and is now set up on a remote controller for easier access. I'm attaching the watering schedule and the maps of the zones.