

Manager's Report for Westwood Hills HOA

June 2025

Westwood Hills currently has 247 homes/lots. There are currently 10 homeowners that are past due on the HOA assessments. 9 of these are over 90 days past dues and 1 is over 1 year past due.

Projects and items I have worked on over the past month include: obtaining a pool license from the Health Department and getting it laminated and posted at the pool, working on getting bills to the accountant for several check runs, reviewing landscaping work that has been done by Low Maintenance, working with Schendel on several complaints about mowing and getting those resolved, getting construction halted on vertical siding that was getting put on by mistake, programming many replacement pool fobs for homeowners, checked a stake that was accidentally taken out by mowers behind homes on Parker Circle, helped located owners of pool fobs that were found by homeowners, walked areas with Schendel to go over more questions about irrigation work being done, send out email to homeowners whose homes back up to Wakaursa on Earhart about work needing to be done in their backyards, coordinated with Midco, who was doing work in the area to make sure they had access to what they needed and unlocked and locked pool as internet was off for a day, had to unlock gates off of Wakarusa so Schedel could access so they could find valves that were not closing, went over and checked Cody Ct. pond for complaints about algae growth, sent out email about lost house key and the owner was found, sent an email out about dogs needing to be kept on leash when they are being walked around the neighborhood.

Homeowners concerns/complaints- A homeowner had a complaint about a project that was approved by the Architectural Committee for water drainage on an adjoining property. They said they would like to see approval needing to be given by adjoining neighbors for projects like drainage.

A homeowner had a concern about the area behind the homes on White next to Queens Rd. There is a drainage ditch/retention area that has ruts in it and they are concerned because Schendel is having a hard time mowing it. They would like to see the area leveled out.

A homeowner suggested rock be used in the area of the island on Wakarusa to allow greater visibility of oncoming cars as opposed to plants.

A homeowner asked if we could address the issue of kids on power scooters and e-bikes. She said she has had to step off the sidewalk several times to prevent being run over. Also had a complaint about kids driving a golf cart around the neighborhood who appear to be very young.

A homeowner complained about kids at the pool who they were not sure were old enough to be there on their own. Their behavior was unruly, they were cussing, running after each other, throwing balls and dunking each other in the pool.

Had positive feedback from a homeowner about the landscaping that was done at the median at the intersection of Queens and Eisenhower.

A homeowner who is not part of the Master HOA asked if their tenants that live in the Enclave could use the pool. I told them that they would need to join the Master HOA if they were wanting to use the pool.

Also had several homeowners expressed complaints about the brush hog mowing that was done on the common area between Parker Circle and Keaton and Dole Dr. They would like to see the area remain native with the tall grass and plants.

Also, a homeowner complained about kids at pond that they don't think live in the neighborhood as they saw them exiting the neighborhood when they were done.