

Manager's Report for Westwood Hills HOA

April 2023

Westwood Hills HOA is currently at 245 homes. There are no homeowners that are 90 days past due on their HOA assessments. Low Maintenance hours for March were 75.25.

The work along Dole pond #2 has been completed with irrigation and grass seeding being done along the back of the homes that are on Parker Circle.

Action Item: I have contacted Aquatic Environmental Consultants, Greentouch and Lawrence Landscape about getting a bid for a fountain or a submersible aeration pump for Dole pond #2. I received a bid from Aquatic Environmental Consultants which I have attached to the agenda. This does not include a power source. Greentouch contacted me and they are not interested in bidding on the fountain. Lawrence Landscape (Glen) called me back and said an estimate would be somewhere in the range of 10,000 to 15,000 for a pond fountain. He said to let him know if the Board would like a formal estimate from him but wouldn't have time to get one to me before the Board meeting on Sunday.

Action Item: I have contacted painting companies to get a bid for painting all of the green fence in the HOA and the scroll street signs. I contacted: McElhaney Fence, Larson Painting, Midwest Deck and Fencing, Kansas Fencing, Jim Nye, Absolute Painting, Kidwell Painting and Picasso Painting. I have received bids from Absolute Painting.

Action Item: I have contacted several companies for a bid on replacing the pool shade structure at the pool. I have a bid from Natural Breeze and also contacted Larry Wedman and Michael Nuffer construction. Larry wasn't interested in bidding and I am waiting for Michael Nuffer to get back to me.

Action Item: I have sent out an email to homeowners asking for volunteers for the social committee.

Action Item: I contacted Dunn's fish farm about grass carp for the ponds (they are the company that delivers to Lawrence Feed and Supply) and they are not delivering yet but will contact me when they start for the season.

Action Item: I have located a vendor to replace the pool address sign.

I have confirmation that Savvy Manors will be able to do the pool cleaning for this season. I have also emailed Waterfront (who is our contractor for the pool) that we will want the pool open and ready to go by May 26th. Will the Board want homeowners who are new to using the pool to sign a waiver as we have done in the past?

I have received the following concerns from various homeowners: Owner expressed concern about children playing and fishing next to Dole Pone #2 without adult supervision. Another owner expressed concern about driving along Wakaursa coming from the West and turning into Dole and not being able to see oncoming traffic. There was another homeowner who was concerned about the light from the pool blinding them when they were driving on Eaton.