

Westwood Hills HOA Manager's Report for August 2024

Westwood Hills is currently at 247 homes/lots. There are 10 homeowners who are 90 days past due on their HOA dues. Low Maintenance hours for June were 34 and July 63.75.

I acquired bids for putting new locks on the doors of the women's bathroom at the pool. I also obtained a bid from Natural Breeze to replace all of the bathroom partitions in the women's and men's bathrooms.

The fencing has been placed on both sides of the fire lane and I obtained a bid from Absolute Painting to paint the metal posts and to paint the patch that was welded on the basketball goal by the pool.

I have started compiling a list of trees that need to be trimmed and/or cut down in the fall in the common areas.

Action Items- I contacted the homeowner whose teenager had given their pool fob to their friends and they were there after hours. I asked them to review the pool rules with their child and I returned the pool fob.

I secured a contract with Midco for the pool. They would not go down on their price.

I received a complaint from a homeowner about owners not picking up after their dogs. I received another complaint from a homeowner about the mowers leaving debris (mowed grass) by Dole pond #2 after they mowed and she is concerned it will get into the pond and cause more algae growth. I replied and told her it is being treated for algae and I will check it to see if the situation has been corrected. I received another complaint about a car being parked on the street overnight.

I have notified Aquatic Ecosystem that Dole Pond #2 is not working and they will be out to fix it. Also consulted with them about grass clippings going in to Pond #2 from the mowing and they said this could affect the algae growth. I have let Schendel know that they need to mow away from the pond.

I had a thought about the electrical for the streetlight at Eisenhower and Wakarusa. Could we hook it up to the transformer box that Everygy is putting in or to one of the new homes going into the development at the corner? This might be easier than having the electrical going all the way down to Dole pond #1.