

Manager's Report for Westwood Hills HOA

June and July 2024

Westwood Hills HOA is currently at 247 homes. Low Maintenance hours for May were 64.5.

[The insurance policy for Westwood Hills has had some changes and it is linked here for your review.](#)

I have sent out a notice to homeowners who have unfinished/unstained decks. The notice asks for the homeowners to finish their decks as soon as possible.

I had a homeowner complain about kids throwing a drink into their recycling container when it was by the curb for pickup and contaminating it.

Dole pond #1 has had the phosphorus mitigation treatment completed. The power cord to Dole pond #2 has been trenched in and had the protective sleeve put on it. There was a gasket that was leaking on the pump on Dole pond #2 and I authorized that to be replaced. The cost was 152.00

The sprinkler system along Wakaurusa between Dole and Eisenhower has been reconnected under the fire lane where the construction crews had cut it. There was also a valve that was located and repaired in the island at Eisenhower and Wakaurusa so the sprinkler system along Wakarusa between Dole and Eisenhower is now working.

The fence panels have been taken out along the corner of Eisenhower and Wakarusa where the builder had asked that they be removed. They should be put in by the fire lane this week.

The pool is staying busy with lots of use. A few issues have come up. I've had several homeowners complain about the cleanliness of the pool and the bathrooms. The pool was inspected by the Douglas County Health Department last week and passed the inspection. We have Waterfront coming in the mornings, usually around 11:00 am, to do a visual inspection and checking the skimmers, cleaning the pool if needed and testing the water for the proper PH and chemicals. We have Savvy Manors coming and cleaning the restrooms. One of the individuals

that complained suggested that the HOA buy a vacuum pool cleaner and run it every night after the pool has closed. I was summoned to the pool by this same individual to: flush a toilet, take a plunger out of another toilet and pick up a swim diaper left on the floor in the men's bathroom. There was also a complaint from a homeowner saying the pool bathroom doors in the women's bathroom don't lock anymore. I have checked and I believe one door works fine but the other door has a missing knob on the handle. Should the doors be replaced or do you want me to see if I can get someone to put a lock on the door, externally?

Another issue we have had at the pool this past Sunday night was when teenagers were at the pool after hours. Joe Meyers went to the pool and asked who the resident was. The resident was not there and had been there previously and left and left the fob with the other teenagers. Joe took the pool fob and I need guidance from the Board as to whether you want me to give it back to the homeowner or if there will be any consequences for not being there and the teenagers being there after hours who were not homeowners.

The basketball goal has been repaired and is ready to be used again.

The streetlight is out again at Eisenhower and Wakarusa. The power line could have been cut by construction on the new homes or by Schendel repairing the valve and possibly digging into it. The lights could also be out. I need guidance on how you would like me to handle this? Should I contact Chris Earl or Lynn Electric? Also, we have not received any reimbursement from Chris Earl yet.

The Midco bill for the pool will increase in August from 64.00 to 108.00 per month. This service covers the pool fob use and the security cameras. [I have called for a quote from AT&T and I am linking it here.](#)