

Manager's Report for Westwood Hills HOA

January 2022

Westwood Hills HOA is currently at 235 homes. Low Maintenance reported 44 hours in November and 74 hours in December. There are 5 homeowners that are over 90 days past due.

The pond pump has been replaced and re-installed in the second Dole pond. Glen Westervelt states that the pond pump weighs approximately 510-600 lbs. and is not feasible to build something that tall to pull it up. It still needs to be hauled out to the street either way. The pump does not require yearly maintenance. We will need to make sure it is operational when the sprinklers are turned on in the Spring.

I noticed the pond fountain was not working when I was driving through the neighborhood and asked one of the Midco crew members if something had happened. He said they had cut through a line and would get Lynn Electric out to repair it. This didn't happen so I contacted Midco and Lynn Electric to express my concerns that the fountain would freeze up. It was repaired.

I contacted the Municipal Services department at the City of Lawrence about the curb cut the owners at 303 Dole had requested. The city got back to me and said they had looked at the

curb cut and would not be using any resources to add the curb cut.