

Revised Westwood Hills HOA Manager's Report

June 2023

Westwood Hills HOA is currently at 245 homes. Low Maintenance hours for April were 39 and for May were 48.75. There are currently 15 homeowners that are over 60 days past due on their HOA assessments. I sent a letter to these homeowners on June 1st advising them that they may lose pool privileges if their assessments were not paid. I would like direction from the Board as to whether you would like me to turn off their pool fobs.

I met with Ryan from Low Maintenance and Ellen to look at the median on Wakarusa which several homeowners have complained that they can't see oncoming traffic at. Ryan will trim down some plants that are too high and prune some of the smoke tree and hopefully this will help with visibility.

I scheduled and met with Kastle Plumbing at the pool to have some repairs done. Work was done on the men's urinal and also replacing the water heater (which was very corroded).

I met and walked the property with Schendel to discuss the 25 foot buffer area between the areas of brush hog mowing and residential so we could start working on this and also they will start trimming the area by Dole pond #2 on the Parker side that is on the HOA property. They will not be able to get right next to the edge of the pond and also we might need to have some of the tree stumps ground down that were left as it hindered the mowing. I have also scheduled a trimming for the dam area between Dole ponds 1 and 2.

I also met with Schendel and went through the irrigation turn on to make sure everything was working properly. Several repairs needed to be made, especially in the pool area.

I have ordered the pond fountain for Dole Pond #2 and the parts for Lynn Electric will be in on July 17th. They will then schedule the installation.

The pool address sign is here and should be installed on Monday, June 26th. I've been busy delivering lots of pool fobs to new neighbors and homeowners who have lost their fobs from last year.

I have notified Absolute Painting that they have received the contract from Westwood Hills HOA for painting the fences. We did receive a bid from Picasso Painting and it was for 30,500 so we went with the bid from Absolute painting which was for 23,992.79.

I contacted Landplan Engineering to find out what the cost would be to determine if the survey stakes are still in the correct location. They would charge 150.00/hr to come out and do this but don't anticipate it would take very long to do. We have also received a bid from Low Maintenance to put in survey markers that are the same as the ones used along the walking path behind the homes on Earhart and Inge Ct. The bid was for 1,125.00.

I also reached out to Aquatic Ecosystem Consultants and obtained a bid for a fountain for the Cody Ct. pond. It will need an electrical source as well.

Had a homeowner who wanted to know if he could trim the drainage ditch behind his home (mowers didn't mow it because it was too wet). He also wanted to know if the cattails and the trees would be removed from the drainage ditch. I would appreciate the Board advising me on what they would like to do about letting a homeowner do work on HOA property.