

Manager's Report for Westwood Hills HOA

June and July 2022

Westwood Hills is currently at 241 homes. There are 7 homeowners who are 90 days past due on their HOA assessments.

I met with Midco supervisor, Richard Parnell, Lynn Electric President, George Grieb and Matt Asher with Schendel on July 7th to look at the damage that was done to the sprinkler system along the corner of Dole and Wakarusa and on Wakarusa. I had gone in previously to the Midco office and submitted documentation showing the damage and the bill for the repair work done. Mr. Parnell said he would get back to me about the decision as to whether pay for the bill or not. There was some discussion as to whether the damage could have been caused by AT&T.

I was contacted by a homeowner at 228 Earhart saying a tree that was located on the HOA property had fallen on their back porch roof. I went over and took pictures and talked with the homeowner. I notified the HOA's insurance and a claim was processed. It was determined that the homeowner's insurance would be responsible for the damages caused. I have a call in to a tree service to come give a quote for cutting down the remainder of the tree (the homeowner hired a company to cut down the portion that was in their yard). I also will be getting a quote for getting some trees cut down next door that are on HOA common property that are hanging over on owner's yard.

I sent out notifications about the 4th of July parade and party at the pool.

I have delivered pool fobs to homeowners who have reported their lost.

Schendel has treated for bagworms for the HOA common property.

I contacted Schendel to cut down thistles located behind White Drive as I received a notice from the County. I also asked Schendel to cut down thistles growing up between the wall on Wakarusa and the 1st Dole pond.

I have asked Waterfront pool company to order a new pool rope to separate the shallow and deep ends of the pool. The old one was broken.

The pond fountain is not currently working on the Dole pond #1. The company that repairs this said they will be out on Monday (July 11th) to take a look at it.

I have received and answered complaints about: no on-line payment options for HOA dues, people putting their dog's waste in trash cans sitting out for trash collection, people not picking up after their dogs, homeowners in pool after 10, rowdiness at pool, kids playing on rocks between Dole pond 1 and 2. Also received a complaint about a homeless person with a shopping cart over around Dole pond 2. Homeowner is requesting a no trespassing sign be put up by the ponds. I also received a complaint that someone brought a dog(puppy) in to the pool on Friday, July 8, 2022.