

Manager's Report for Westwood Hills HOA

March and April 2022

Westwood Hills is currently at 238 homes. There are 2 homeowners who are 60 days past due for homeowners association assessments.

Low Maintenance has 20.5 hours recorded for February.

Current projects that I've been working on:

Pool bids for opening and closing the pool for the season and daily cleaning and checking for correct chemical and ph levels. I have contacted the following companies to solicit bids for the pool : Waterfront, Swims and Sweeps (they don't do daily maintenance but do provide a pool school for 125.00/hr. where a technician comes out and walks you through how to do everything), Stranger Creek (they just do construction of pools), Eddie's Pool (doesn't do commercial), Stick pools(they couldn't provide a bid with their current work load), Pool Logic (doesn't have the staff to do daily checks and Pool Scouts (they don't do daily checks).

I have received a bid from Midwest Pool for opening and closing the pool for the season and daily checks and cleaning the pool during the week. They aren't interested in cleaning the bathrooms or cleaning up pool area and aren't available on the weekends. I have also received a bid from Waterfront for daily checks and cleaning but am still waiting for a bid for opening a closing the pool for the season.

Mulching bids for this season. I contacted: Lawrence Landscape, Schendel and Signature Lawn and Landscaping for bids. We received bids from Schendel and Signature.

The irrigation has been turned on and the pond pump on the 2nd Dole Pond seems to be working properly. One of the zones over on Dole seems to not have enough pressure so Schendel is going to get a bid to me of how to fix that. Glen Westervelt said he was going to wait a little while before he repairs the sidewalk on Dole just to make sure the pond pump

keeps working.

Complaints/Feedback from homeowners: Received a complaint from a homeowner on Cody Ct. about the retention pond behind their home . They were concerned about the trash in the pond and also about the algae. I sent Schendel over to pick up trash and have gone over and picked up some of the trash myself. I have also let the homeowner know that it will/has 1 treatment has been done already for the algae.

Received a complaint from a homeowner about trash behind a construction site on Landon that backs up to Wakarusa. I did contact the homeowner/builder about this. He told me that it wasn't trash but building material and that he would move it.

I have contacted Freedom Excavation 3 times about picking up rock/gravel on Dole and reseeding. I contacted them the 3rd time this past Friday to ask them to come out and reseed areas along Dole and Wakarusa.