

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

From: Gail A. Denny, AMS, CMCA, LCAM

Date: April 20, 2018

1. Maintenance and contractors continue to care for the common facilities; US Lawns provides landscape services, and irrigation checks for the 491 and 486 entrances, as well as specific areas of the 94-acre community center complex. The Mustang column sign is expected next week. US Lawns will mulch the front entrances after they do a hard prune and trim on the hedging at 491. The landscape and arena replacement projects will start within the next three weeks. **Maintenance:** We have had a delay with some of the projects. However, I anticipate trail crossings to be painted weather permitting, no later than the end of May. Trail bush hogging will be coordinated for the month of June; we have identified immediate needs, taken care of the same, and have given solutions for other items to PREL for their review.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. Legal has several payments pending release. We have several new payoff requests and a court sale pending. Two overbids submitted to the county for tax deed sales still pending release of funds. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 4.20.18 which includes past collections and current dues is \$56,074.30. Demand for payment on 2018 past due assessments is in progress with just under 145 certified and first class letters to send this is half of what we have done in the past.

3. The office is busy working on collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. I was able to reach Spectrum Cable with my letter to their customer care solutions department and I am happy to report that a positive outcome is in progress. Diane Plath continues to serve as barn manager and we have new horses arriving soon.

4. We are actively working on properties with single or multiple violations on the same. I have (6) on tracking; we have one in legal and two for review.

Projects Pending and updates:

1. Wash rack drainage- re-bidding contractor no show
2. Horse Crossing Replacement/Repair- In progress and expected to be completed within the next week.