

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: December 15, 2017

1. Maintenance is caring for the common facilities; US Lawns continues to provide landscape maintenance for the 491 and 486 entrances, as well as specific areas of the 94-acre community center complex. I have filed a claim for the 486 sign damage and as soon as payment is received, the sign company will be engaged in the repair.

Maintenance: Trail crossing painting has commenced, and bushog maintenance will commence on certain trails shortly. Playground canopy is pending placement.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. Legal three payment pending release, with several payoff requests in progress. One overbid submission is pending release from the clerk's office. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 12/14/17 \$31,019.50

3. The office is busy working on collections, violations, accepting and reviewing ADC applications for submission to the committee. The 2018 budget was distributed to the board, the 2018 billing was processed & I sent out 37 E-bills through PayPal, as this is my usual courtesy to those owners in need. The Pine Ridge team and several volunteers worked diligently on the re-election process and I am pleased with how well we worked together to get the job done. Diane Plath continues to serve as barn manager. We have fourteen horses in the facility at this time.

4. We are actively working on 20 properties with single or multiple violations on the same. I have (2) on tracking; we have two in legal.

Projects Pending and updates:

1. Proposed Horseshoe court – Pending data to prepare proposal
2. Wash rack drainage- approved pending replacement
3. Horse Crossing Replacement/Repair- On going waiting for 2018 approval