

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: February 22, 2018

1. Maintenance is caring for the common facilities; US Lawns continues to provide landscape services, and irrigation checks for the 491 and 486 entrances, as well as specific areas of the 94-acre community center complex. We received reimbursement for the Mustang column and sign, both are in progress. The 486 sign is pending for repairs and I am still waiting for determination on the insured that is responsible to the damage at this sign. **Maintenance:** Trail crossing painting is not complete as we have new board to replace and paint and the weather is not conducive to painting. Therefore, the status of painting the crossing is on hold. Trail bush hogging; we will identify the immediate areas in need and will present a plan to the PREL to coordinate all work needed.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. Legal has two payments pending release, with several payoff requests in progress. One large payoff board initiated lien foreclosure is pending release from legal. One overbid from the county to be submitted from this week's tax deed sale. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 2.22.18 which includes past collections and current dues is \$93,630.39. We sent out approximately 400 reminder statements this is down 350 from last year.

3. The office is busy working on collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. The 2017 audit work is complete and I am waiting on the report to submit to the board. The semiannual Newsletter is being worked on with articles coming in daily. Diane Plath continues to serve as barn manager. We have thirteen horses in the facility at this time.

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

Projects Pending and updates:

1. Wash rack drainage- re-bidding contractor no show
2. Horse Crossing Replacement/Repair- In progress per budget approval