

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: May 18, 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 was rejected due to transport damage, we are working on obtaining another sign. US Lawns has provided a hard clean up with hedging and will proceed with mulching both front entrances. The fencing project at the main arena is close to completion with a window of 14-30 days weather permitting to paint the rails. The fencing company for the trail crossings has been delayed due to a material demands. We have a drainage issue with the main barn drain. We are working on getting the appropriate bids in to repair the issues. Pine Beetles have affected some of the Pines out in the horse pastures and around various areas of the 94-acre complex, treating the trees is not a guarantee of their removal. Therefore, we are obtaining a bid to remove all trees that are affected. We welcomed Lori back; she is catching up and moving along very well. I would like to give a big thank you to Dick Schumacher for assisting with the arenas and various items in her absences. **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 June. Trail bush hogging will be coordinated for the month of June or maybe at the latest July. We are looking into getting the eight signs out on the trails replaced; this will be brought before the board once all bids have been obtained.

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. Three 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 5.18.18, which includes past collections and current dues is \$49,312.57.

3. The office is busy working on areas we normally do not get time to focus on such as clean up of files, supply closets etc. We are working on community violations, accepting and reviewing ADC applications for submission to the committee and much more. We will be working on the volunteer luncheon that will be held in the month of June date to be determined. Diane Plath continues to serve as barn manager and we may have to start a waiting list soon.

4. We are actively working on properties with single or multiple violations on the same. I have (5) 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- Delayed due to material issues
3. Mustang Column sign – damaged during shipping due back in two weeks
4. Main Horse Arena – fencing rails complete – pending painting and drainage rock