

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: July 19, 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 vendor is finishing up the last few trail crossings, he was delayed due to obtaining the vinyl product. We are still waiting on the Mustang Sign a claim for damage to the sign was completed last month, as it was damaged in transport. The Jump arena received new state of the art jumps, special thank you to the PREL, Bridget Imparato and Lori for getting this done. The pastures are looking awesome, they have been mowed twice and will continue to be mowed as the rain is pressing the same. **Maintenance:** Trail labeling is underway, the trails are being bush hogged weather permitting. Arena painting is on hold until the weather clears and that is the same for the repaired horse crossings.

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 two outstanding surplus bids submitted to the county for tax deed sales and they are still pending release of funds. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 7.18.18 which includes past collections and current dues is \$37,513.35. We recently sent approximately 15 accounts to legal for lien processing.

3. The office is busy working on file clean up, organization of the office, set up of systems as we have all new computers, we are doing our usual with collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. We welcome Laura Frederick to the bookkeeping position; she will be a great addition to the team. The semiannual newsletter will be in progress soon. A big Thank You to Keith Landers for his expertise with set up, transfer, tweaking and everything in between on the new Pine Ridge website; he is amazing and has brought a new look to Pine Ridge! The Barn Manager Diane Plath continues to do an excellent job; we have openings.

4. We are actively working on properties with single or multiple violations. I have (8) 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- Near completion
3. Arena Painting – pending weather