

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: August 23, 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 and are working with the company to get this back to us. Lori continues to place the new signs at the newly updated trail crossings; she will paint as soon as weather permits. **Maintenance:** Trail labeling is underway, the trail crossings will be on the schedule for mowing and weed control within the next two – three weeks and bush hogging will resume weather permitting. Arena painting is on hold until the weather clears and that is the same for the repaired horse crossings; we have one left this year.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. Legal has one payment 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 8.31.18 which includes past collections and current dues is \$37,786.73.

3. The office continues to work on file clean up, organization, we are doing our usual with collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. The semiannual newsletter is in progress as well as the 2019 proposed budget. 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 (7) 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
4. Taking Bids for the Community Center Ceiling project – remove, repair and replace popcorn finish.