

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: September 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. US Lawns groomed all the trail crossings, installed mulch the 486 entrance and they are installing new landscape at the Equestrian Center. The tree company will be here Sept. 26th to remove and trim various trees at the 94-acre complex. Duraclean will be here on Friday October 5th to clean and Durashield Plus all carpet areas in the center. The main offices and center will need to be closed for that day and into the weekend. Keith Landers has done a fantastic job on the Pine Ridge Website and we continue to adjust the content and the look. We are encouraging owners to sign up for email notification when they call the office. **Maintenance:** Trail labeling is partially done and pending newly installed crossings, On September 27th Maintenance and I will view the entire trail system for tree work to be ordered as well as areas that we need to bid for clearing/widening; it is known we have access areas that have never been properly opened and encroach on private property. We hope to schedule the Main Arena painting within the next few weeks.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney. 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 9.19.18 which includes past collections and current dues is \$36,284.36.

3. The office continues to work on numerous estoppel requests, the semiannual newsletter was sent out for print and mailing, 2019 proposed budget is almost ready for review, we are doing our usual with collections, violations, accepting and reviewing ADC applications for submission to the committee and much more. The Barn Manager Diane Plath continues to do an excellent job; we have openings.

4. We are actively working on nine properties with single or multiple violations. I have (11) 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- one remaining
3. Arena Painting – scheduling
4. Taking Bids for the Community Center Ceiling project – remove, repair and replace popcorn finish.