

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: April 18, 2019

1. Maintenance continues to care for the common facilities at the Community Center Complex; they have focused on the area around the community center itself, have weeded, hedged, fertilized and re-mulched. I have received many compliments on the same. US Lawns provides landscape services, and irrigation checks for the 491 and 486 entrances. Maintenance is busy with community and equestrian center repairs as well as routine porter and grounds maintenance. A new compressor was installed in one of the A/C units for the equestrian meeting room. The horse trails have received focus on clearing debris and will be mowed weather permitting within the next few weeks.

2. We are actively collecting on delinquent accounts through the coordinated efforts of this office and the associations' attorney; currently we are pending release of payment on one property that was in lien or lien foreclosure. The total outstanding accounts receivable including dues, fines, finance charges, late fees, miscellaneous and non-legal costs as of 4.18.19 which includes past collections in the amount is \$44,966.49.

3. We finished the balance of demand letters out of this office and will await payment or proceed on to the next phase of collections, we have 89 accounts inhouse. The election was a smooth process, my team did a great job and so did the Election Committee and the additional volunteers; it was a smooth process. The office continues to work on daily processes i.e. deed changes, estoppels, guidance with ADC Applications, collection efforts, violations and more. The Barn Manager Diane Plath continues to do an excellent job; we have two openings.

4. We are actively working on 15 properties with single or multiple violations. I have (2) on tracking and one in legal.

Projects Pending and updates:

1. Wash rack drainage- Cost approved in budget and the amount of this repair is on walkway placement for the shed project.
2. Storage Shed and walkway – Pending proposal
3. Horse Crossing Replacement/Repair- 2019 phase per budget is in progress
4. Currently bidding upgraded microphone system with conferencing.