

## Manager's Report

**Pine Ridge Property Owners Association, Inc.**

**To: The Board of Directors**

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

**Date: September 22, 2020**

1. Maintenance continues to care for the Community Center Complex and all other areas, including mowing, trail issues and cleanup of the grounds. US Lawns provides landscape services, pest control and irrigation at the 491 & 486 entrances. Maintenance replaced trees for preservation of the pastures; many pines have been lost over the past several years. Replacement of trees assists in keeping the pastures in proper order. Trail maintenance weather permitting is forthcoming, several trees have been reported down in various areas and all trees must be taken out of the way before any bushhogging can be done, additionally, oversaturated areas cannot be driven on until they are dried out. The team has had a terribly busy season with mowing, pasture maintenance, and items at the center requiring their immediate attention.
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 three payments. As of 9.22.20 the A/R owner balances are \$34,610.18 this includes past delinquent accounts which is currently being worked on via legal. Currently you have one matter pending release of funds if no higher appeal occurs this will be 10/2/20. Two other payments are pending release from legal as well.
3. This office staff has been functioning in their regular capacity on site, but we continue to be limited to no foot traffic. However, the center is open for use. The ADC applications for Zoom meeting sessions are still being produced in the same manner until and will continue through the end of September. The reserve study was prepared and is under review and will be ready for the boards review shortly. Budget time is upon us and we are actively collection data for the same. The semiannual newsletter is in the works and will be sent out in October.
4. Diane Plath as always is doing an excellent job as barn manager; we have one opening, but I do not expect this to remain as such for exceptionally long.

### Projects Pending:

- 1) Horse Crossings pending.
- 2) Electronic Voting System.