

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: October 23, 2020

1. Maintenance continues to care for the Community Center Complex and all other areas, including mowing, building issues and cleanup of the grounds. US Lawns provides landscape services, pest control and irrigation at the 491 & 486 entrances. Trail maintenance is underway, and this task will take some time to complete, due to the trees downed and the lack of availability on the same during the summer. Additionally, maintenance is working on pasture fence posts replacement of those that have become rotted. The equestrian facility has been at full capacity for a while causing many items to be addressed within that area. Maintenance continues to keep up with routine prevention and all items that come in as necessity.
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 5 payments. As of 10.23.20 the A/R owner balances inclusive of fees, and interest are \$29,253.98 this includes past delinquent accounts which is currently being worked on via legal.
3. This office staff has been functioning in their regular capacity on site, but we we opened earlier this month to foot traffic. The ADC met back in the center for the first time in a while this month and everything went well. The reserve study is available for your review upon request; the file is exceptionally large, but I can email it to the Board. The Budget will be sent to the board to review mid-November, it will then be put out for a vote at your December meeting. This office is busy working with new owners, and current residents regarding new projects and violations. I have completed more than 50% of the community quarterly review and have sent many compliance letters out over the past month. Additionally, we are busy setting up the electronic process for future elections.
4. Diane Plath as always is doing an excellent job as barn manager; we have no openings.

Projects Pending:

- 1) Horse Crossings pending- Approved and in progress
- 2) Electronic Voting System – Approved and in progress