

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: April 24, 2022

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 review and repairs at the 491 & 486 entrances. Lori is working with the new maintenance technician Harold Cintron; he seems to have picked up the routine very well. They are working on weed spraying, trail bush hogging, routine repairs, the sports complex needs, dog run and more. Unfortunately, the sign at 486 was taken out by an accident this past week. The team is coming up with ideas to bring to the board for signage at that entrance.
2. We continue to collect through this office and the associations' attorney; currently we are pending release of two payments and one tax deed surplus bid remains pending for payout, this could take up to 6 months to receive payment. The A/R owner balances inclusive of fees, and interest as of 4.24.22 are \$51,609.12, this includes past delinquent accounts, out of this amount for 2022 annual dues outstanding is \$22,377.44 the monthly posting of interest which increases the fees due from my last report, but payments reduced what was reported in total.
3. As you already know I have two new team members, Ellen Deppolder is working with us on Tuesday, Thursday and Friday as the Administrative Assistant, and Melanie Hinde Monday and Wednesday as the Office Assistant, I am pleased to work with both as they bring a great deal of professionalism to this office. The office is busy working with new owners, sending welcome packets, and helping current residents regarding guidance with their projects and general questions. We continue to help guide with ADC applications for review and do our best with completing check lists for a smooth review process. I continue to work with Keith Landers organizing posts and sending notices out on the web to connect with those who have signed up for Stay in Touch, as well as making necessary updates. Violation reviews and notices continue to go out on matters needing resolution. The voting system remains open, and the staff and I continue to notice the new owners of the new meeting date and provide them with the voting data both electronic and paper if that is their preference. The staff and I continue to promote the use of electronic process, and many more are signing up and daily as we receive new deeds and signed electronic permission forms from the title agencies. We are working on the past due accounts; demand letters are being sent out by the end of this week to those who have not responded by making payment as promised.
4. Diane Plath as always is doing an excellent job as barn manager, she has added Libby Mank as her permanent assistant, and by doing so she has given up one horse stall position; we have no openings, and I have a waiting list in place with 3-4 horses pending entry. 17 total horses reside at the facility, and we have a waiting list with 7 horses.