

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: June 23, 2023

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. US Lawns did a wonderful job with updating 491 and 486, plants, sod, flowers, and mulch. Trail maintenance will be on the schedule in July weather permitting. All other common maintenance items are cared for, and other projects are on schedule. The package for the columns and signs at 486 is in for permitting.
2. We continue to collect through this office and the associations' attorney; currently two accounts are pending release from legal, and no tax deed surplus requests pending payment. The A/R owner balances inclusive of fees, and interest as of May 23, 2023, is \$31,968.10 this includes past delinquent accounts. The monthly report shows a decrease from my last report due to continued payments, and legal cases closing.
3. The office is busy working with new owners, sending welcome packets, and assisting 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 collecting the check lists for a smooth review process. The staff and I continue to promote the use of electronic process and encourage the title companies to assist us with the forms for communication and electronic sign up. We are working with owners to get registered on all electronic processes, to include making payments, voting and to be informed with the stay in touch communications. The electronic voting system is now over 40% of the owners, it grows in its use almost daily. Several accounts were placed with legal for demand and lien processing, and there are others pending payment. Postcards were sent out for notice of the recorded deed restriction recently passed in April, and to engage owners to complete the survey on bocce ball courts. The insurance appraisal was received and will be distributed to the Board. Ellen Deppolder retired, and we wish her well, and we welcome Linda Ketchum.
4. We have two openings in the barn that will be filled in July and a waiting list in place now that has 2 horses waiting on the new entry list and 4 on the return, 15 total horses reside at the facility. Libby Mank continues to do a great job; we appreciate her hard work!
5. Projects:
 - A. 486 Sign Replacement with in & out bound columns with decorative signs ~in permitting.
 - B. A/C system community center- July installation