

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: July 20, 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. Trail maintenance continues 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 one account is pending release from legal, and no tax deed surplus requests pending payment. The A/R owner balances inclusive of fees, and interest as of July 20, 2023, is \$29,742.22 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, and many inquiring to purchase within the community. Staff are busy with 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 and I am pleased to share that the community is now at 42.45% of members agreeing to vote electronically. 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. Several accounts were placed with legal for demand and lien processing, and there are others pending payment, with a last batch for the year being processed with legal. The Bocce Ball survey results are in and they Yes = 112 and the No = 547. The first phase of community canvassing started the week before last and I am pleased to say that I was pleasantly surprised by the beautiful homes and the care folks take of the same. I found some minor items to correct, and many have been working through those minor corrections quickly.
4. We have no openings in the barn and the waiting list now has 7 horses waiting on the new entry and 4 on the return list, 17 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- pending a scheduled time and was delayed due to shipping.