

## Manager's Report

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

**To: The Board of Directors**

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

**Date: August 18, 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. 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 and the delay has been a design feature of the column, of which should be resolved within two weeks. A few issues with the stall fans occurred, we have identified the issue and the proper parts are on the way.
2. We continue to collect through this office and the associations' attorney; currently four accounts pending release from legal, and no tax deed surplus requests pending payment. The A/R owner balances inclusive of fees, and interest as of August 17, 2023, is \$28,877.34 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 processes and encourage the title companies to assist us with the forms for communication and electronic sign up. We are in the process of putting a 2024 budget proposal together for the Board of Directors, and this should be ready to be evaluated by early September. Wayne Tuch and I have met with the insurance agent, and we are working on suggestions to save on costly premiums, a report on how to do this is forthcoming.
4. We have one opening in the barn and the waiting list now has 10 horses waiting on the new entry and 4 on the return list, 16 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 inspection