

## Manager's Report

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

**To: The Board of Directors**

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

**Date: October 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. All other common maintenance items are cared for, and other projects are on schedule. The package for the columns and signs at 486 is approved and we will move forward with construction. All Trail entries were mowed. Bush hogging is on the schedule and the trails to be cared for will be announced ahead of time.
2. We continue to collect through this office and the associations' attorney; currently four accounts pending funds to be released from legal, and no tax deed surplus requests pending payment. The A/R owner balances inclusive of fees, and interest as of October 18, 2023, is \$28,532.41. This includes past delinquent accounts and monthly interest. 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. Annual Pre-billing for 2024 will be sent electronically at the end of October 2023, we look forward to much participation to reduce the cost of billing.
4. We have one opening in the barn currently pending next on the list to take the stall 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 progress
  - B. Parking Lot Resurface Bids ~ Pending further review
  - C. Upper Tennis/Pickleball Court Bids ~ Pending two bids