

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: September 26, 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. The 491 well went out and needed replacement, it has been installed and is now functioning.
2. We continue to collect through this office and the associations' attorney; currently two 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 September 26, 2023, is \$28,738.59 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. I will be working with election committee to get the 2024 documents prepared and had a delay with the budget but it is forthcoming.
4. We have two openings in the barn currently pending next on the list to take those stalls and the waiting list now has 8 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. A/C system community center- completed