

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: January 22, 2024

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 sign and column company are working on the 486 projects, the upper pickleball/tennis courts met delay due to the cold weather, but we are hopeful that the repairs and new surface painting will begin within two weeks. The Equestrian center plumbing is in poor repair and is unusable, bids are being taken; the code for the bathroom at the maintenance/picnic pavilion have been given out to those who use the facilities the most.
2. We continue to collect through this office and the associations' attorney; currently one account pending funds to be released from legal, and six tax deed surplus requests submitted and will take 6-8 months to release. The A/R owner balances inclusive of fees, and interest as of January 22, 2024, is \$115,752.42. This includes past delinquent accounts and monthly interest. The monthly report shows an increase from my last report due to the annual billing posted for 2024.
3. The office is busy working with new and current owners 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. Welcome packets go out twice per month. 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 proved to be successful with almost 50% more payments in than the year prior, this reduced the first billing statement by mail and will greatly reduce the reminders that we will send in February. The audit is underway, we have provided the preliminary documents, and anticipate the next round of requests, I do not anticipate any delays.
4. We have no openings in the barn and the waiting list now has 6 horses waiting on the new entry and 4 on the return list, 17 total horses reside at the facility as of February 1. 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. Upper Tennis/Pickleball Court Bids ~ in progress
 - C. Equestrian Center plumbing ~ Bids being taken