

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: November 27, 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. Bush hogging is on was on the schedule but met with rain delays, we anticipate starting the first week of December.
2. We continue to collect through this office and the associations' attorney; currently three accounts pending funds to be released from legal, and four tax deed surplus requests are in the process of being submitted and will take 6-8 weeks. The A/R owner balances inclusive of fees, and interest as of November 27, 2023, is \$26,417.44. 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 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 was sent out electronically to 2,200 owners and participation by the owners is gratefully appreciated and has helped to offset expensive paper and postage costs.
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, 15 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 ~ Completed
 - C. Upper Tennis/Pickleball Court Bids ~ Under review