

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: March 25, 2024

1. Maintenance continues to care for the Community Center Complex and all other areas, including mowing, buildings, 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 trails are somewhat complete, staff advised that they wish to do tree lifting in areas to keep ahead of overgrowth. Dumping on a trail was immediately rectified thanks to Harold and Wayne's approval for quick action. The park site is still pending clean up.
2. We continue to collect through this office and the associations' attorney; currently two accounts are 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 March 25, 2024, is \$51,685.13. This includes past delinquent accounts, and the monthly report shows a decrease from my last report due to the staff's hard work communicating with owners. Out of the above balance \$22,706.81 is being worked on through legal with 32 accounts outstanding.
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. Estoppel communications continue to be busy, deed changes as well. Follow up on delinquent accounts has been in progress, those unpaid by April 1 will receive demand letters. The audit should be available for board review shortly, and then will be made available to the owners. The staff has been very busy with issuing paper ballots and accepting in completed and sealed ballots, I have helped several owners with electronic process.
4. We have no openings in the barn and the waiting list now has 3 horses waiting on the new entry and 6 on the return list, 16 total horses reside at the facility as of March 1, 2024, with one pending entry to make it 17. 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. Equestrian Center plumbing ~ Updates made, and additional bid is pending
 - C. Equestrian Trails- Letters and Signs placement