

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: April 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 486 entrance columns with signage are pending the column permit, but they are ready to install, and the signs are beautiful!
2. We continue to collect through this office and the associations' attorney; currently one account pending funds to be released from legal, and three 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 April 25, 2024, is \$38,681.35, 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 and three tax surplus payments received.
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. Demand letters went out on April 1st and payments are coming in steadily to close those outstanding accounts. The audit will be released by May 3, 2024.
4. We have 1 opening in the barn and the waiting list now has 0 horses waiting on the new entry and 6 on the return list, 13 total horses reside at the facility as of April 25, 2024, with three pending to make it 16. 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 ~pending permit for columns
 - B. Equestrian Center plumbing ~ Updates made, and additional bid is pending.
 - C. Equestrian Trails- Letters and Signs placement