

Manager's Report

Pine Ridge Property Owners Association, Inc.

To: The Board of Directors

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

Date: August 23, 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 continue to be held up by the sign permit, which is in the process of submission, but the columns are ready. Maintenance has trails on schedule for this month and throughout the next.
2. We continue to collect through this office and the associations' attorney; currently there are four accounts pending release of funds from legal, and one tax deed to bid on. The A/R owner balances inclusive of fees, and interest as of August 23, 2024, is \$23,914.02, this includes past delinquent accounts, and the monthly report shows a decrease from my last report in June and this is due to the collection efforts by the team.
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 and are mostly sent electronically. 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. The most recent plea for owners to participate electronically increased the participation on all systems by 25% the system has 500 more electronic users than it had at the April election. Estoppel communications continue to be busy, and we streamlined this process to an all-electronic process. To keep up with the recent laws passed the CINC member portal is about 75% uploaded, I prepared drafts of procedures for board review regarding the various mandated processes so that there would be no delay with compliance. Those passed by will be uploaded at the August meeting and will be uploaded immediately. Violations are being handled immediately, and I have streamlined using electronic process to save postage, envelopes and printing where it is possible to do so, and this process brings a much quicker resolution. A community review will take place in September, weather permitting.
4. We have 2 openings in the barn and the return list has 6 horses, 15 total horses reside at the facility as of August 23, 2024, with two pending September 1 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 ~pending permit for signs
 - B. Equestrian Trails- Letters and Signs placement