

Community Manager Monthly Report: May 2026 Prepared by: Gail A. Denny, CMCA, AMS, CAM

1. Administrative Updates

1. Assisted with homeowner inquiries regarding ADC applications, issuance of voting packets, receipt of ballots both mail and walk in, and covenant complaints and other miscellaneous items.
2. Electronic participation 59.12% and this participation is increasing due to staff efforts.
3. Estoppels paid 46 with 1 rush fee.
4. Management assisted with electronic registration in CINC and HOASt throughout the election process and it is ongoing to encourage electronic use.
5. The barn has three openings, but we have entries coming in June and Mandy is doing a great job as barn manager.

2. Maintenance & Operations

1. Completed routine inspections of common areas.
2. Addressed the following:
 - o General landscape at 94-acre complex with tree maintenance, routine cleaning sport courts, portering all areas, repairs on general and equipment maintenance.

3. Vendor & Contractor Activity

1. Landscaping: Removal of several Pine Trees in horse pastures & trees trimmed at barn.
2. Broken pipe in horse pasture causing the main to be shut off by the county.
3. Backflow Valve Inspections complete county mandate.

4. Financial Overview

1. Delinquency report: 30 accounts past 120 days delinquent and 28 in legal for a total of **\$22,512.04**, with three payments pending release from legal. Three tax deeds were redeemed. The 30 accounts are pending demand time and will be turned over legal.
2. The 2025 financial statements audited were released and are posted within the member portal.
3. All funds have been routinely evaluated for CD placement, see financial statements.

5. Violations & Compliance First Quarter 2026

1. Issued 60 violation notices for soiled drive and roof, broken fencing, debris, parking, and paint in poor repair. **(20 pending due to water restrictions are roof and drive related)**
2. Resolved 21 outstanding violations; this does not include resolutions via phone calls
3. Follow-up actions taken: Starting over sections in 2nd quarter review for follow-up and act on new matters.

6. Pending Projects

1. Continue monitoring 486 signs ~ out for re-paint.
2. Change out locks at Equestrian facility upstairs and meeting/storage room.