

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

1. Administrative Updates

1. Assist with homeowner inquiries regarding ADC applications. The team is working on contractor compliance updates, welcome letters, file purge in file room, locating vendors for projects, newsletter production, covenant complaints and other miscellaneous items.
2. Staff are working on the welcome, volunteer lunch and various other upcoming events.
3. Electronic participation 59.59% and this participation is increasing due to staff efforts.
4. Estoppels paid 46 with 1 rush fee.
5. The barn has no openings, and we have a return boarder wait list started. 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.
 - o Trails were scanned for debris and future mowing, which will commence mid-October
 - o Staff placed the trail lettering on the fence to show street locations

3. Vendor & Contractor Activity

1. Backflow Valve repairs are complete
2. Main hall A/C system repair is complete
3. Tree removal in the pastures continues and we are investigating pest control solutions

4. Financial Overview

1. Delinquency report: 21 accounts past 120 days delinquent transferring to legal to make a total of 38 in legal. Total dues, interest and fees are outstanding **\$17,916.66**, with one payment pending release from legal. Two long overdue lien foreclosures are pending sale.
2. All funds have been routinely evaluated for CD placement, see financial statements.

5. Violations & Compliance Second Quarter 2026

1. Issued 84 violation notices for soiled drive and roof, broken fencing, debris, parking, and paint in poor repair. **(16 pending due to water restrictions are roof and drive related)**
2. Resolved 12 outstanding violations; this does not include resolutions via phone calls
3. Follow-up actions taken: Starting over sections in 3rd quarter review for follow-up and act on new matters.

6. Pending Projects

1. Continue monitoring 486 signs ~ out for re-paint waiting for vendor reply.