

Community Manager Monthly Report: August 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. Karen Boodoo is attending the ADC meetings as the manager's designee; this will give her a better understanding of application intake, and we will review the process after each meeting. Deb Petersen will remain as bookkeeper and work on Saturday until further notice.
2. Postcards for notice of deed restriction recording with the location of semi-annual newsletter will be dropped and sent out on the voting portal Monday August 17, 2026.
3. Staff are working on the welcome, volunteer lunch and various other upcoming events.
4. Electronic participation 59.59% and this participation is increasing due to staff efforts.
5. Estoppels paid 44 with 1 rush fee, and a demand for payment on a short check by \$50.
6. The barn has no openings, and we have a new and 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:
 - General landscape at 94-acre complex with tree maintenance, routine cleaning sport courts, portering all areas, repairs on general and equipment maintenance.
 - Trail crossings mowed with few remaining and are on schedule
 - Trails were scanned for debris and future mowing, we anticipate moving the date up to mid-September.
 - Street names lettering on trails balance remaining waiting for bid for production of same
 - Arenas are wet to groom, on the surface it looks dry, but the equipment is sinking within the arenas, will schedule accordingly

3. Vendor & Contractor Activity

1. Backflow Valve additional repair discovered and is on schedule
2. Tree removal in the pastures continues and we are investigating pest control solutions
3. RFP for stump grinding three companies engaged and awaiting bids

4. Financial Overview

1. Delinquency report: Accounts in legal total of 36. Total dues, interest and fees are outstanding **\$17,273.84**, with two payments pending release from legal. One long overdue lien foreclosure sale is pending. All funds have been routinely evaluated for CD placement, see financial statements.

5. Violations & Compliance Second Quarter 2026

1. Issued 126 violations to include soiled drive and roof, broken fencing, debris, parking, and paint in poor repair. **(20 pending due to water restrictions are roof and drive related) This number increased due to driving a section but decreased due to old violations closed, and will fluctuate day to day.**
2. Resolved 10 outstanding violations; this does not include resolutions via phone calls

6. Pending Projects

1. Continue monitoring 486 signs ~ completed
2. Lower tennis courts pending company schedule
3. RFP for Civil Engineering out to four companies
4. RFP for Pasture stump grinding out for three bids
5. RFP for Irrigation three companies declined, pending one bid
6. RFP out for painting bids for exterior buildings at complex, one bid received