

Community Manager Monthly Report: September 2026 Prepared by: Gail A. Denny, CMCA, AMS, LCAM

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. Electronic participation 59.96% and this participation is increasing due to staff efforts.
3. Estoppels paid 44 with 1 rush fee..
4. The barn has 2 openings, and we have a new and return boarder wait list, all openings should be filled by October. 1.. Mandy is doing a gretd job as barn manager, and Lacey DeFilippo will serve as her assistant.

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 Street names to be placed on the remaining trails, waiting for order to arrive.
 - o The main arena weeds were sprayed, grooming of all arenas will occur once they are dry enough..
 - o Dog run maintenance is ongoing, with sod added, topsoil and seed.

3. Vendor & Contractor Activity

1. RFP for stump grinding three companies ~pending board review

4. Financial Overview

1. Delinquency report: Accounts in legal total of 36. Total dues, interest and fees are outstanding **\$13,862.99**, with two payments pending release from legal.. All funds have been routinely evaluated for CD placement, see financial statements.

5. Violations & Compliance Second Quarter 2026

1. Issued 127 violations to include soiled drive and roof, broken fencing, debris, parking, and paint in poor repair. **(19 pending due to water restrictions are roof and drive related)**
2. Resolved outstanding violations; this does not include resolutions via phone calls. Picked up new matters during 9/21/2026 section drive.

6. Pending Projects

1. Lower tennis courts pending company schedule
2. RFP for Civil Engineering out to nine companies, one declined all others no response
3. RFP for Irrigation three companies declined, one bid available, working on new vendor
4. RFP out for painting bids for exterior buildings at complex, two bids received