



Pine Ridge North IV 2024 Accomplishments and Focus Items for 2025



Financial Accomplishments

- ▶ Both operating and reserve funds have been managed more effectively to increase our interest income. Now 100% of our funds are FICA or SIPC insured, verses only 33% at the beginning of 2024.
- ▶ Milestone Inspections came back with zero structural issues. Therefore, no surprise projects.
- ▶ We secured a 7-year loan to pay for our larger projects.
- ▶ We passed our 2025 budget with no increases! Some unit types experienced a reduction in their Association fees.



Administrative Accomplishments

- Installation and appointment of New Directors and Officers
- Reinstated the practice of having a full-time Property Manager.
- Hired FirstService Residential as our property management firm.
 - Retention of Maintenance Staff and Property Manager.
- Update and Enhancement of our community website!
- Association Board Meetings are being held every month.
- Updated current and established new regulations for clubhouse usage both for private and community events.



Tangible and Visible Accomplishments

- ▶ Tree Trimming – A significant trimming project was completed below the budgeted amount
- ▶ All buildings have new roofs.
 - ▶ New Wind Mitigation Reports Available.
- ▶ Gutters – New gutters, installed gutters over bedroom areas that were previously not there, larger downspouts, and addition of splash block, where they were lacking.
- ▶ Pool Area – Pool Deck area has been repainted and repaired. Repair of pool furniture, new awning with painted frame. Repair of pool equipment. Change of service company due to poor performance.



Tangible and Visible Accomplishments (Part 2)

- Hedge Replacement – We have added over 400 new hedge plants to areas that were lacking or had dying plants. Beautification of clubhouse entrance.
- Electric Closets – All electric closets have been repaired and restored. They have new hardware for easier opening and closing.
- Dumpsters – We replaced a about 20% of our dumpsters, and a handful have been refurbished.
- Mailboxes – We replaced the bases of some mailboxes that had significant corrosion.
- Iguana Control – We have hired an iguana extermination company to keep iguanas under control, have a now a monthly service contract, to keep iguanas at bay.



Tangible and Visible Accomplishments (Part 3)

- ▶ Leasing of newer golf cart for the use of maintenance staff.
- ▶ Sink hole remediation
- ▶ Pro Bono Electrical work done by residents.
- ▶ West Lake Fountain Light Replacement
- ▶ Sidewalk repairs in various locations.
- ▶ Fire Alarm Inspections and Repairs
- ▶ Building Exterior Power Cleaning to remove growing algae.



2025 Focus Items



Projects, Plans, and Ideas for 2025

- Administrative
 - Continue with monthly meetings
 - Continue improving community website to be compliant with current statutes
- Physical Improvements
 - Continue with dumpster repair and replacement
 - Replace hedges around dumpsters and mailboxes
 - Repair Pickleball/Tennis Court as well as Bocce Area.
 - Maintenance and repair to mailboxes
 - Improvements to street lightning
 - Repair/Replacement of perimeter fencing, hedges, and walls.
 - Lake Management (research potential use of well water to maintain lake water levels).
 - Security Improvement
 - Repair to storm drains
 - Explore the rental of excess parking spaces to increase revenue & security.