

11/16/2022

Pioneer Ridge President's report

The board is pleased to welcome our new contact with Kellison Corp, Pamela Coleman. She replaces Olivia Hermann, who has been promoted within the Kellison Corp Management Company.

I am pleased to report that the budget for the HOA remains in very good shape at this time. Despite everything going on in the economy, inflation, and an 8.7% increase in 2023 social security payments, our finances are sound. We do not have an increase in our semi-annual dues for 2023. We have Kellison Corp under a new management contract that we resigned with them this past July. That contract will last another two and one-half years to June 30, 2025. It should also be added that when we last contracted with Ace of Blades, we signed a multi-year contract with them. Their contract expires December 31, 2023. This winter, they are contracted to plow the common sidewalks and around mailboxes when snow reaches two inches or more. More will be said about our finances in our 2022-23 budget report.

When Kellison Corp took over management of our subdivision, we were over \$ 60,000 in accounts receivable. Given the covid issues and inflation, the homeowners in Pioneer Ridge need to be complimented. We have about \$20,000 in accounts receivable. Kellison Corp has the means and legal tools to purse those small numbers who have accounts outstanding.

Tumbleweeds seems to be an issue that has come up more in the past two years than in the previous five combined. The board's position on this issue is clear. As an HOA, we cannot go onto private property to remove tumbleweeds. As an HOA, if we contact our vendor, Ace of Blades, and ask them to come onto our common area and remove tumbleweeds, one of two things will halppen: one, we get on their schedule two, three, or even a week out in the future and get billed extra for them coming to get what they can, if tumbleweeds are still around, or, two, we pay a significant premium above our monthly contract for them to stop what they have scheduled that day, if they can, and they respond to our request. Most likely, it will be the first scenario. They do pick up some tumbleweed in the common area during fall cleanup.

There is an 11- lot subdivision being planned on the South-East corner of our HOA. Each lot will be a bit more than half an acre each. Right now, they are putting in the water and sewage lines. Building may not start until the mid-to late summer of 2023. The builder will be in contact with property owners who back up to property being developed. At this point, there is no discussion of them being a part of our HOA.

The fencing along County Road 17 is moving along on budget. We hit a bump in the fence replacement when the original vendor suddenly backed out and we had to find another vendor. That has been done and we intend to finish County Road 17 fencing and then we will go back up to the north side of Mallard Drive and work south from there. In 2023, we expect to do another 1,800 – 2,000 linear feet. We are hopeful we can finish the entire fencing in the next 3-5 years.