

**SPRINGRIDGE OF PLANO PRESTON RIDGE  
HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT REPORT  
Second Quarter**

**Correspondence**

From January 4, 2020 to April 4, 2020

- Eleven (11) Resale Certificates were issued
- Seven (7) Ownership Changes were made
- One hundred fifty-four (154) friendly reminder postcards, great yard cards and/or violation letters were sent to residents for various violations of the Association's Covenants
- ACC Committee reviewed twelve (12) ACC submittals: Six (6) approved as written, three (3) approved with stipulations, two (2) denied, and one (1) denied due to insufficient information.
- Call Center received fifty nine (59) calls.

**Operations**

- Administrative, clerical, supervisory, and management functions were performed as required.
- Routine property inspections, as well as additional inspections required for violation enforcement, contract administration and maintenance supervision were performed (see violation summary report attached). Current violations can only cite safety or hazard issues due to COVID-19.
- Accounting Department prepared monthly financial statements, which were reviewed and e-mailed to the Board of Directors by Accounting.

**Assessment Collections**

- Scheduled notices for collections continue to be sent to homeowners who failed to pay assessments
- Law firm of Riddle & Williams continue the Association's legal notices on aged accounts and general legal issues
- Management worked closely with Board Collection Director on current collection accounts and implemented the Board's decisions

**General**

- Fifth Amendment for short term leasing up for online voting
- Water's Edge performed pool maintenance and Porter service per the contract
- Water's Edge working to replaster of Bent Tree Springs Pool
- Bid for pool shade from Koper Industries
- Bid for repairs at pool
- Pet Waste continues to service the dog stations and replace the bags as needed
- C&B Landscape provides landscaping for community
- C& B Landscape renewal approved
- C&B Landscape proposed bid to repair Union & Hedgcoxe entrance
- Moved to remote communication due to COVID-19 restrictions



### Violations Summary

Springridge of Plano Homeowners Association, Inc.  
Period: 1/4/2020 through 4/9/2020

Date: 4/9/2020  
Time: 5:13 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Construction/Alteration	1st Letter	3	3
Non-Submittal: Landscape	1st Letter	1	1
	2nd Letter	1	1
<b>Total ACC Violation</b>		<b>5</b>	<b>5</b>
<b>Covenant Violation</b>			
Holiday Decor	Postcard	19	19
<b>Total Covenant Violation</b>		<b>19</b>	<b>19</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	6	6
	1st Letter	8	8
	2nd Letter	2	2
	Fine Notice	1	1
Mailbox Repair	2nd Letter	2	2
<b>Total Exterior Maintenance</b>		<b>19</b>	<b>19</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	44	44
	1st Letter	13	13
	2nd Letter	7	7
	Fine Notice	4	4
<b>Total Fence Maintenance</b>		<b>68</b>	<b>68</b>
<b>Friendly Reminder</b>			
Friendly Reminder	Postcard	2	3
<b>Total Friendly Reminder</b>		<b>2</b>	<b>3</b>
<b>Landscape</b>			
General Maintenance	Postcard	34	34
Trim Shrubs	Postcard	1	1
<b>Total Landscape</b>		<b>35</b>	<b>35</b>
<b>Trash Removal</b>			
Debris	Postcard	5	5
<b>Total Trash Removal</b>		<b>5</b>	<b>5</b>
<b>Total for Springridge of Plano Homeowners Association, Inc.</b>		<b>153</b>	<b>154</b>