

Valley Pines Homeowners Association

Property Manager's Report

2026 Annual Meeting

Date: May 19, 2026

Dear Valley Pines Homeowners,

Please find below the updates on community maintenance, operations, and capital improvement projects across the property. This report outlines our recently completed maintenance milestones, active initiatives currently underway, and upcoming projects slated for the near future.

1. Completed Projects & Seasonal Transitions

We have successfully transitioned the property for the warmer months and addressed several critical maintenance needs resulting from winter weather conditions:

- **Seasonal Systems Start-up:** The irrigation systems have been successfully turned on and tested for seasonal operation.
- **Winterization Deactivation:** Heat tapes have been turned off across all buildings to conserve energy during the spring and summer months.
- **Clubhouse Energy Management:** Interior clubhouse thermostats have been adjusted and turned off to manage utility costs.
- **Utility Rebates & Incentives:** Management has proactively contacted CORE and Black Hills Energy to identify and secure applicable utility rebates and financial incentives for the association.
- **Storm & Wind Damage Repairs:** Following recent high wind events, a comprehensive inspection of all community roofs was conducted. All missing ridge caps and damaged shingles have been fully replaced to ensure the structural integrity of the roofs.

2. Current Projects & Immediate Scheduling

The following initiatives are actively underway, with significant on-site work scheduled for this week:

Project Description	Vendor / Partner	Timeline / Status
Parking Lot Maintenance & Refresh Comprehensive seal coating, re-striping, and	Contracted Service	Scheduled for this Wednesday and Thursday. Please look out for signage regarding parking

Project Description	Vendor / Partner	Timeline / Status
parking space numbering/labeling.		adjustments.
<p>Clubhouse Security Assessment</p> <p>Complete evaluation of all exterior door locks to enhance building security and access control.</p>	Alpine Locksmith	In Progress / Assessment Underway

3. Near Future Projects & Capital Planning

Management is preparing to launch several key capital improvement and preventative maintenance projects in the coming months:

- **Critical Sidewalk Repairs:** Concrete and sidewalk repairs will be executed in targeted critical areas to eliminate trip hazards and ensure pedestrian safety.
- **Attic Space Insulation:** Accurate Insulation has been retained to properly insulate free-standing structures and 2nd-floor attic spaces, improving overall thermal efficiency.
- **Heat Pump Engineering Study:** We are completing a formal engineering study to assess the feasibility, design, and structural requirements for a new heat pump system installation.
- **Gym Equipment Servicing:** A professional technician will be brought on-site to service and tune all community fitness center equipment for safety and performance.

Thank you for your continued partnership in keeping Valley Pines a safe, efficient, and beautiful community.

Sincerely,
Property Management Team
 Valley Pines HOA