

What's Happening Article 1

The board has received requests for updates periodically throughout the year. We think that's a great idea so we will be posting updates on our website. Here are some recent happenings at Manor Lands:

1. A new CPA was hired. After obtaining 5 bids from various CPAs, Mason CPA took over in July. He is improving our financial reports and is looking for a way to electronically send dues invoices, saving paper, printing and postage costs. Be advised that means your Association Dues for 2019 will be mailed to a different location. We will attempt to make it obvious that it's a new CPA at a different address when we send out the Dues notices. In the meantime, we are looking forward to our new business venture with Mason CPA.
2. MLPOA pays a little over \$100 a month for electricity for the arc lights in the parking lots. BVEA was contacted. They are going to replace the light bulbs with LED bulbs and anticipate it will save us about \$20 per month. LED bulbs should also cut down on the light pollution.
3. We solicited 3 bids for a driver and dump truck to assist in moving our road base to the roads. We selected the lowest bid and allocated up to \$2000.00. Right after work was started on Pineview, the grader would not start. Jim diagnosed the problem, obtained a new starter motor and solenoid and completed the repair. The grader was operating again within 2 days.
4. The work on the well at the caretaker cabin is complete. It was drilled an additional 55 feet to a depth of 190 feet and the water flow is excellent. Total cost was \$12,490.00.
5. Jim alerted us that a contractor damaged the yellow gate while bringing in large equipment. He took pictures of the damage and the trailer. Contact was made with the contractor who accepted responsibility and the gate will be repaired.
6. Selling new gate keys kept us busy since the end of April. Out of approximately 440 property owners, there are only 30 who haven't purchased their new keys.