



Memo

December 2018

To: Townhome II Member Owners
Fr: Berkeley Property Management

Re: 2019 Monthly Assessment (Dues)

Dear Townhome II Member Owners,

The Southern Village Homeowners Association (SVHOA) Board of Directors have voted to increase your monthly assessment for Townhome II to **\$92** from \$80 per month starting on January 1, 2019. Please know that your annual SVHOA dues, as well as your annual alleyways dues will not change from 2018 levels.

Below is the history of the Townhome II monthly dues:

2019	\$92	2014	\$80	2009	\$91.04
2018	\$80	2013	\$80	2008	\$91.04
2017	\$80	2012	\$80		
2016	\$80	2011	\$80		
2015	\$80	2010	\$80		

In 2019, the HOA will be painting the exteriors & conducting any necessary repairs. The plan for painting is for it to take place every six years, so 2019 and then again in 2025, 2031, etc. Furthermore, the HOA had all Townhome II roofs inspected in the spring of 2018 & they are deemed to be in acceptable shape, meaning they can last for another 3 years or more. At present the current plan is to replace all Townhome II roofs in 2021.

Questions? Please contact Berkeley at (919) 448-5150 (call or text) or send an e-mail to manager@southernvillage.org. Also, please visit www.southernvillage.org for more Southern Village news. Also, if you have specific billing questions please feel free to address them to Tara Furze. Her e-mail is, finance@berkeleychapelhill.com. Please know if you are currently enrolled with auto draft, changes will happen automatically starting next month.

Thank you,

Michelle Johnson
Office Manager
Berkeley Property Management
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(919) 448-5150 (call or text)