



**Southern Village Homeowners Association
Manager's Report
October 20, 2015**

Financials

September financials are posted on the community website.

Also, budget work for 2016 has been completed & shared directly with Phil.

Work Orders

Since the last report 5 work orders were opened & 9 work orders were closed.

Landscaping

US Lawns continues working on landscape around the town homes. They aerated & over seeded two weeks ago. Their new general manager, Rob TeCarr, is on-site & happy to meeting with anyone with concerns. They are working very hard to bring the landscaping back up to our standards.

Next, Ruppert Landscape has the common areas, including Central Park, looking healthy. In fact, the soccer field has never looked better at this time of year. They continue to work on weed control, over seeding and aeration around the pocket parks.

Finally, all irrigation has been shut off for the 2015 season.

Special Projects

New roof for TH1, the RFP was issued & 3 quotes were received, however, the Townhome Committee has decided to wait until 2016 or later to consider roof replacement TH1. Phil has been very involved in this roofing project.

Additionally, several gutters have been repaired as part of Highgrove Townhomes. Annette has been very involved in the "pilot" to fix four of the units, which have all suffered from long lasting gutter leaks. As of today the issue seems to have been solved, which is fantastic news for everyone. An action plan will be put in place to review & correct the remaining units.

Finally, some alleyway landscaping has happened so that weekly trash services could continue.

Website

Monthly, sometimes more often, updates continue on the community website. Also, we continue to use the electronic newsletter function of the website to pass out important information to residents.