



**Southern Village Homeowners Association  
Manager's Report  
November 30, 2015**

**Financials**

October financials are posted on the community website.

Also, Phil & Tara continue to meet monthly to review SVHOA financials.

**Work Orders**

Since the last report 11 work orders were opened & 8 work orders were closed.

**Landscaping**

US Lawns continues with late fall & early winter landscaping for all townhomes, courtyard homes & Arlen Park. At this point in the season the only real focus is on leaf removal. US Lawns will start to come to the property monthly, instead of weekly, for the months of December, January & February.

Ruppert Landscape continues with late fall & early winter landscaping for all SVHOA common areas, including all of the community parts. They also are focused only on leaf removal at this point.

**Street Trees**

Bartlett Tree Experts continues with monthly services for all Southern Village street trees. They have been working very closely with the Town of Chapel Hill to remove all dead street trees. Starting next month Bartlett will begin the process of removing stumps & replacing them with new street trees.

**Special Projects**

Gutter work continues with Jimmy Crisp (Squeaky Clean) on gutters of Highgrove Townhomes. He continues to inspect & repair all gutters. He has started on Nolen Lane & will continue until done.

**Reserve Studies**

Bruce Raymond (Raymond Engineering) has been hired to perform a reserve study in January of 2016. Bruce will be meeting with the Board in early January & then conducting the study in mid-January.

**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.