



**Southern Village Homeowners Association
Manager's Report
December 31, 2018**

Financials

Monthly financials were reviewed & approved by Jerry. Per Board instructions they are no longer posted on the community website. However, they are available by request by any HOA member via e-mail to manager@southernvillage.org. Next the Board formally approved the budget for 2019 at its November Board meeting. Per Board instructions the 2019 assessments (dues) were posted on the community website. Finally, Berkeley created long range financial plans (ex, 10 years or more) for all accounts & shared with both Susana/Jerry for review.

Work Orders

Since the last report 3 work orders were opened & 6 work orders were closed. As always, if any HOA member wants to see the work orders they are available in the Berkeley office. Also, Berkeley is including some basic information on work order as part of this report.

Landscaping & Ponds

Parks, Common Areas: Ruppert continues to service the property as needed during the winter months. Ruppert wanted to start work on the approved pathway improvement projects for SVHOA, the work was supposed to start on December 10th, however the snow (and later rain) moved things back.

Recycling Centers, Dog Waste Stations, Pathways: Ruppert continues weekly service of the 3 recycling centers and the 3 dog waste stations. Also, they installed a second set (3 total) of trash cans to the existing dog waste station. Also, Tony contacted both the Chapel Hill Town Manager & Market Street Association see if they would be willing to service trash pick-up, at no cost to the HOA for all common areas. Both entities said they are not interested in partnering with SVHOA on trash pick-up, meaning the current model with Ruppert will continue in 2019.

Courtyard Homes & Townhomes: Ruppert continues to service the property as needed during the winter months. As a reminder, the services for the Courtyard Homes will be changing on 1/1/19, with the 200 block no longer getting any HOA provided landscape services & the 100 block getting basic landscape.

Trees: Bartlett has finished all street tree work for 2018. As a reminder the Bartlett contract for serving street trees throughout SVHOA ends on 12/31/18. At present no decision has been made on 2019. That said, Bartlett knows the 2019 budgets for street trees & has already said they will provide services to the approved budget levels if SVHOA is interested. This will be a topic for the next Board meeting.



Manager's Report (continued)

Ponds: DragonFly visits monthly to perform maintenance and check all ponds. As always, the monthly services reports from DragonFly are on the website.

ARB

All approvals and denials of ARB submissions are posted on the community website. Additionally, formal communication goes out from the ARB chair, as well as Berkeley, about all applications.

Michelle continues to serve as the primary contact for Gregg (ARB chair) on a weekly basis.

Alleyways

Nothing new to report this month. Note, Tony shared with Susana/Jerry a 25-year financial plan for alleys. Additionally, Tony shared this same model of Scott of Asphalt Enterprises. Scott has reviewed the model in detail & agrees with its assumptions. As always, Scott & this team will proactively inspect all SVHOA alleys in April & provide a status report, including any "must have" work items.

Website

Berkeley continues to update the website as needed. We charge \$180 per month for this service. Also, per Board direction we will no longer post monthly financials to the website.

Condos

Nothing new to report this month.

Courtyard Homes

Pricing & service levels for 2019 landscape services has been approved by the Board. Of note, the pricing is for basic blow, mow & go services for 10 homes (the 100 block). Mulch, pruning, leaf removal & fall aeration & over seeding is not included as part of the 2019 contract

Townhome 1

Per instructions from the Board, Berkeley will issue an RFP for new roofs this winter and the project itself will be done (finished) by May or June 2019. Additionally, trim painting & repairs will be done in 2019, per direction from the Board. To date, Berkeley has received no negative comments about Townhome 1 landscaping with Ruppert, which is a huge difference from the prior landscaper.



Manager's Report (continued)

Townhome 2

Trim painting & repairs will be done in 2019, per direction from the Board. To date, Berkeley has received no negative comments about Townhome 2 landscaping with Ruppert, which is a huge difference from the prior landscaper.

Westend Townhomes

Trim painting & repairs will be done in 2019, per direction from the Board. To date, Berkeley has received no negative comments about Westend Townhomes landscaping with Ruppert, which is a huge difference from the prior landscaper.

On a positive note, Tony was able to successfully lower the fire system monitoring fees for 2019. All details were shared with Jerry, as part of the budget process. Services changes will happen 1/15/19.

Highgrove Townhomes

Trim painting & repairs will be done in 2019, per direction from the Board. One resident requested to change the grass in front (to a type of Bermuda grass) of their unit. That request was approved by the ARB at a recent meeting. The resident is paying for the work on their own.

Again, Tony was able to successfully lower the fire system monitoring fees for 2019. All details were shared with Jerry, as part of the budget process. Services changes happened on 12/15/18.

Complaints

As always, Berkeley shares with the Board President once a month a listing of all SVHOA complaints, both opened and closed ones. Additionally, Tony shares this same list with the full Board prior to any Board meetings. At any time, any Board member can request a copy of the list from the Berkeley office.



Work Orders Opened Since Last Report

<u>Address</u>	<u>Item</u>
512 Copperline	exterior leak
122 Nolen	roof leak
All riser rooms (HG THs & WE THs)	turn all heaters on