

January 25, 2022

Dear Southern Village Homeowners,

Several years ago, the SVHOA Board of Directors made improving the HOA-owned parks and common areas a top priority, and I am pleased to report on progress our community is making in this regard. The COVID pandemic has brought to focus how important these areas are for our neighborhood and community.

Recommendations made by NCSU's Natural Learning Initiative (www.southernvillage.org/wp-content/post-files/Open-Space-Management-Plan-FINAL_3-31-21a.pdf) continue to influence the board's priorities, notably that neighborhood spaces and amenities should be more interesting and accessible to a wider span of ages and abilities. Importantly, the board appointed a Parks Committee to provide recommendations for park areas and designs. I encourage all Southern Village residents to consider how our community can be better for everyone and to make suggestions and/or volunteer to be part of the improvements.

Some highlights for 2021 include:

- Landscaping, additional benches and hammocks at Edgewater Park and the adjacent
- Installation of five poly-coated picnic tables at some of the existing parks: two at Central Park (at basketball court and at edge of path/soccer field), two at Edgewater Park (one is handicap-accessible), one at Calderon Park.
- Installation of an ADA swing and two bike racks at Highgrove Park
- Addition of sand rakes and sifters at Market Park
- Installation of six low-cost wooden picnic tables at locations that might have park potential; these tables later were decorated as an art project initiated and coordinated by Southern Village resident Amy Drew. (Thank you Amy and the families who "adopted" picnic tables.)

Common Area Priorities for 2022 include:

- Basketball Court – Repave the court, replace backboards and nets, and add permanent benches
- Corner Parks - Design and install parks at two corners of Edgewater Circle and Brookgreen Drive
- Arlen Park – Evaluate/improve existing paths and improve the cemetery's rock wall
- Market Park – Evaluate/improve equipment and materials in the park
- Aberdeen Pond (near Scroggs Elementary) – replace deteriorating fence to maintain safety; evaluate space for future enhancements

Mill House Properties, our HOA management company, also has done an excellent job managing our more mundane common areas: the stormwater ponds passed all inspections, they have created a systematic approach to alleyway management, 30 trees have been planted

throughout the community, and a new dog waste station has been installed on the trail near Edgewater Park.

Last, the Board of Directors will be appointing a Sustainability Committee this year to look into ways that our community can be more sustainable, both collectively and individually. If you are interested in serving on this committee, please email manager@southernvillage.org.




Attached you will find additional information materials for this year's By Mail meeting, with Q&A Session to be held on Tuesday, February 15, 2022, via Zoom. I hope you will join us.

Susana Dancy
Southern Village HOA Board



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Chapel Hill, NC 27514

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www.millhouseproperties.com
   millhouseprop

January 25, 2022

Dear Southern Village Homeowner:

Times are certainly ever evolving, due to COVID-19 it is again not possible to safely host an in-person meeting for the 2022 Southern Village Annual General Meeting (AGM). The Board of Directors has crafted a hybrid meeting, there will be two parts. First part, a mail-in meeting, this packet contains what is necessary to have the AGM; President's message, the biography of the two residents running for office, 2021 AGM minutes for approval, 2022 budget and a ballot for voting. The second part will be a Zoom meeting hosted by the board to answer any submitted homeowner questions. This Zoom will be on Tuesday, February 15th at 7:00PM (the link is provided in the packet). **Because the Board must have quorum to conduct business, please send in your ballot as soon as possible. We must receive your ballot by Thursday, February 10, 2022. If quorum is not established, the Board will need to organize another mail-in process.**

Owners can submit questions to Board members for the Zoom meeting. These questions will be answered during the Zoom call on Tuesday, February 15th and posted to the front page of the Southern Village HOA website at www.southernvillage.org. When you return your ballot, please include any questions or concerns you may have. You may email or mail your ballot to the Mill House Properties addresses included on the ballot.

Thank You.

Patsy Smith
Director of HOA Operations
Mill House Properties

**Notice of Meeting by Mail and Ballot
For Southern Village Homeowners Association.**

**Tuesday, February 15, 2022
BY Mail/Zoom Meeting**

Pursuant to N.C. Gen. Stat. § 55A-7-08, please take notice that the annual meeting of the Southern Village Homeowners Association is being conducted by mail for the purposes of (1) electing two individuals to serve on the Board of Directors of the Association for a term beginning in 2022 and (2) to approve the 2021 Annual Meeting Minutes.

ALL BALLOTS MUST BE RETURNED NO LATER THAN 5:00 P.M. ON Thursday, February 10, 2022, and the presence of a quorum will be determined from the ballots received as of that date and time.

Please return your ballots via regular mail to:

Southern Village HOA
c/o Mill House Properties LLC
1720 E. Franklin Street
Chapel Hill, NC 27514

or via fax to: (919) 968-7995

or via email to: hoa@millhouseproperties.com

or hand the ballot to a current board member

Mill House is inviting you to a scheduled Zoom meeting.

**Topic: Southern Village Homeowners Association 2022 AGM and Q&A Session Time:
Feb 15, 2022, 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us06web.zoom.us/j/8203914105?pwd=RVd4MTJMR01LVGpzM255WFZkVW1lUT09>

Meeting ID: 820 391 4105

Passcode: eGqbL6

[PLEASE SEE NEXT PAGE]

Kevin Kelly

Kevin and his wife Caroline moved to Southern Village in 2020 along with their 5-year-old son Bram after returning to North Carolina following stents in Denver and Pittsburgh. They are both UNC alumnus, and it was there that Caroline tutored at Scroggs elementary and famously brought Kevin to the village for walks after falling in love with the new urbanist design. When a new job offer for Caroline gave them a chance to return to the area they jumped at it and patiently waited for an opportunity to live in Southern Village, a community that has long held a special place in their hearts. Today Kevin is the CEO of an HR technology startup, developing new tools for leadership development and high-performance work cultures and hopes the skills he's honed as an executive can be of service in supporting the continued growth of Southern Village.

Rana Singh

My wife Karen, our sons Saku and Dil, and I have lived in Southern Village for fourteen years. We started in a townhome, and then moved to a house up the block as our family grew. We like Southern Village so much that we acquired a few more townhomes that we rent out. I'm a commercial airline pilot and a North Carolina licensed General Contractor. Prior to being a pilot, I owned and ran a construction company. We still enjoy designing and building.

Southern Village is a special community. We love that the kids can walk to school or to the Market Street shops, that we can ride bikes and hike and see friends of all ages within a few blocks. We love having Weaver Street and the pharmacy and parks nearby.

Like most of us, we are deeply vested in Southern Village and care about its future. For the last two years, I have been serving as vice president of the SVHOA board and as a townhome representative. I have learned a lot about the needs of our community and impacts of the decisions we make. I've acted as a liaison between SV townhome owners and contractors on several recent projects. I hope I can continue to serve, by offering perspectives from both single family as well as townhome owners. There are many important decisions to be made in the coming years, and I believe my experience in construction and working with contractors can add a helpful perspective to those discussions.

Southern Village Homeowners Association.

BALLOT

1. ELECTION OF DIRECTORS

On the issue of electing two (2) individuals to serve on the Board of Directors for the Association, I vote for the following (vote for no more than two (2) candidates):

J. Kevin Kelly

Rana Singh

Write In Candidate _____

Please note if you vote for more than two individuals it will cause your ballot to become void

2. APPROVAL OF THE 2021 ANNUAL MEETING MINUTES

On the issue of approval of the 2021 annual meeting minutes, I:

Approve the 2021 annual meeting minutes.

Do Not Approve the 2021 annual meeting minutes.

Signature of Member

Print Name

Street Address in Southern Village

Date

Question or Comment for the Board:

SVHOA	2020 Actual	2021 Budget	2021 Actual	2022 Budget
Operating Income				
Homes (Detached, TH & Courtyard) (664 units)	\$ 219,120	\$ 220,110	\$ 224,048	\$ 229,744
Class III (2 units)	\$ 660	\$ 660	\$ 660	\$ 692
Condos (230 units)	\$ 26,450	\$ 27,600	\$ 26,297	\$ 29,210
Apartments (250 units)	\$ 6,000	\$ 6,900	\$ 6,750	\$ 7,750
Market Street Association	\$ 1,150	\$ 1,323	\$ 1,475	\$ 1,389
Late Fees	\$ 1,880	\$ -	\$ 1,660	\$ -
Reserve Interest	\$ 578	\$ -	\$ 281	\$ -
Other Income (Rentals, Misc.)	\$ 115	\$ -	\$ -	\$ -
Total Operating Income	\$ 255,953	\$ 256,593	\$ 261,170	\$ 268,785
Administrative Expenses				
Admin Misc. & Bank Fees	\$ 205	\$ 300	\$ 5	\$ 100
Audit/Financial Review	\$ 2,950	\$ 400	\$ 360	\$ 400
Insurance	\$ 9,449	\$ 9,800	\$ 9,868	\$ 10,500
Legal	\$ 210	\$ 1,000	\$ -	\$ 1,000
Management	\$ 32,450	\$ 35,000	\$ 35,000	\$ 35,000
Market Street Events	\$ 10,000	\$ 10,300	\$ 10,000	\$ 10,000
NC Symphony Donation	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Printing & Postage	\$ 1,752	\$ -	\$ -	\$ -
Total Administrative Expenses	\$ 62,016	\$ 61,800	\$ 60,233	\$ 62,000
Grounds				
Landscape	\$ 50,861	\$ 53,000	\$ 52,387	\$ 54,590
Mulch All Areas	\$ 9,249	\$ 9,500	\$ 9,527	\$ 9,785
Trees (Grinding/Replace)	\$ 9,060	\$ 10,000	\$ 12,100	\$ 15,000
Trees (Maintenance)	\$ 29,870	\$ 35,000	\$ 34,630	\$ 40,000
Total Grounds	\$ 99,040	\$ 107,500	\$ 108,644	\$ 119,375
Maintenance				
Common Area- Maintenance (Formerly Unanticipated Capital Expenses)	\$ 6,510	\$ 15,000	\$ 15,314	\$ 15,000
Common Area/Pond- Improvements	\$ 10,403	\$ 20,000	\$ 24,303	\$ 20,000
Parks- Improvements (Formerly Parks)	\$ 19,688	\$ 30,000	\$ 47,563	\$ 50,000
Pond- Maintenance Contract	\$ 5,304	\$ 5,665	\$ 6,396	\$ 5,835
Pond- Major Maintenance	\$ 12,903	\$ 10,000	\$ 3,700	\$ 25,000
Total Maintenance	\$ 54,808	\$ 80,665	\$ 97,276	\$ 115,835
Utilities				
Electric	\$ 2,750	\$ 2,500	\$ 3,105	\$ 2,575
Storm Water Charge	\$ -	\$ 1,600	\$ -	\$ 1,648
Trash/Recycling (Weekly Service)	\$ 7,828	\$ 10,000	\$ 8,065	\$ 10,300
Water	\$ 1,200	\$ 1,600	\$ 1,702	\$ 1,648
Total Utilities	\$ 11,778	\$ 15,700	\$ 12,872	\$ 16,171
Total Operating Expenses	\$ 227,642	\$ 265,665	\$ 279,024	\$ 313,381
Net Surplus/ Loss	\$ 28,310	\$ (9,072)	\$ (17,854)	\$ (44,596)

**Southern Village Homeowners Association
Annual General Meeting (SVHOA AGM) Minutes
By Mail Meeting/ Zoom Conversation
Tuesday, February 16, 2021**

“By Mail” ballots counted by management on Friday, February 13, 2020- 95 mail in ballots received. Quorum has been met.

94 votes for Sam Benen, elected as new board member (3-year term) to start immediately following AGM.

2020 AGM Minutes approved by mail. (93 approvals)

Zoom Portion of the meeting:

Board Attendees:

SVHOA Board of Directors

Susana Dancy, President
Rana Singh, Vice President
Alan Rimer, Treasurer

Mill House Properties

Patsy Smith, Director of HOA Operations

7:01 Susana Dancy, President, called the Zoom meeting to order.
50 SV HOA members signed on to the Zoom call.

Open Comments

Solar panel, front facing panels are allowed. Must still follow ARB guidelines and submit an application for approval.

On street parking concern raised regarding Copperline, a resident would like to see “No Parking” on one side of the street. City of Chapel Hill matter.

Resident inquired about pond maintenance noticed some balls in a pond, management agreed to report to contracted vendor to address on monthly on-site visit.

End of open comments.

Management reported that quorum had been met via the By Mail Meeting, the 2020 AGM Minutes approved by mail and Sam Benen elected to the board for a 3-year term.

Susana Dancy gave a brief update on the parks in SV and announced an Ad Hoc Parks & Common Area Committee to help guide the board with the upcoming park improvements. Current focus will be on Edgewater Park, Arlen Park and the common areas at the corners of Edgewater and Brookgreen.

Alan Rimer, Treasurer, reports the SV HOA is strong financial. Treasurer report and budget provide in the AGM packet. The HOA will focus on improving the alleyways over the next several years beginning in 2021 with two major repairs and resurfacing to be completed.

4 questions were submitted via by mail ballot and those were answered by management except for street light bulb replacement (LED wattage clarification) by Duke. Management will secure this answer and all 4 questions and answers will be posted to the website.

Meeting adjourned at 7:48 PM.

SV HOA Board meeting to follow immediately after AGM.

2022 AGM scheduled for Tuesday, February 15, 2022 @ 7:00 PM