

From John Christian:

1. Market Street/South Creek Development Pedestrian Crossing Concern

I feel that the Market street crossing will need more than just a crosswalk and standard pedestrian crossing signals. I have seen at least one other list serve posting expressing the same concern. I sent the email below to a CH employee who responded to my concerns. I have not yet followed up with him. But the original development plan has just had a plain pedestrian crossing at Market Street, without advance warning signals or a pedestrian island. The development plan does have a well designed pedestrian crossing....but at the soccer field as part of phase 2 which is no doubt many years away.

My main concern is that when South Creek is built out there will be a very high volume of pedestrian, bike and vehicle traffic crossing 15-501 to access shopping and amenities on both sides.

I am concerned about traffic in both directions and the need for early warning signs and flashing lights that will signal drivers that they are approaching a busy pedestrian crosswalk in active use. MLK has a number of such crosswalks with flashing warning signs. There is also a flashing alert sign on 15/501 right before the 54 intersection to warn traffic. A pedestrian island would also be important but I suppose that ship has sailed.

Southern Village had a prior concern about speeds on 15-501 and the Town dropped the speed to 35 mph in a short stretch in response.....which I'm sure the Board knows is ignored by most drivers. And speeds coming north on 15/501 go from 55 down to 45 down to 35 and I regularly see northbound driver keeping 50-55 past market street. Coming South from Campus it's less of a concern although most drivers are accelerating.

What to do? The HOA could write the Mayor, Council and City Manager urging that the signaling and safety of the Market Street crossing be enhanced with flashing warning signs and construction of a pedestrian island.

Many people are concerned about this intersection especially when South Creek is completed. We have heard concerns about the elementary school children crossing here to go to Scroggs Elementary. There are also people from Southern Village who go to the church across the street (former solar power company). In addition, with great retail and restaurants on both sides of 15-501 there will be plenty of pedestrian traffic. The NCDOT is responsible for determining the need for traffic signals and you can send a letter requesting signals. Once a request is received, a detailed study will be conducted. According to the NCDOT FAQ "NCDOT follows national minimum standards to determine if a traffic signal is warranted. These standards are in the Manual on Uniform Traffic Control Devices which is published and maintained by the Federal Highway Administration." It was suggested that Mr. Christian submit the request.

2. Leaf/ Yard Waste Pickup

The Town agreed that they would remove leaves that naturally fall on the street from Town street trees. There are still areas in SV that have leaves in the street, mainly that are collecting at the curb line...and will be washed into our storm retention ponds (See Brookgreen Pond below). This will increase the need to dredge those ponds....and HOA/resident costs. Some SV residents have taken it upon themselves (or through their landscapers) to clean the leaves off the streets in front of their house, but other areas are still a problem and residents are "leaving the leaves" in the street expecting the Town to get them. Tharrington Dr. and Graylyn are examples. Arlen Park also is another example of leaf rows at the curb. A solution is for the Town to bring back the leaf vacuums

and increase the street sweeper frequency. It would also be valuable if the Town would give us advance notice of the street sweeper schedule so residents can move cars parked on the street.

While there was much concern about branches pickup and moving to yard waste carts I have not seen much of a concern. That transition seems to be working smoother.

What to do? The HOA could write the Town Manager expressing some concern over the inadequate street leaf removal and ask for a review of the leaf pickup for this year in SV and to make appropriate adjustments to ensure that Town maintained streets are free of leaf fall.

Chapel Hill has a website for reporting concerns: <https://gis-portal.townofchapelhill.org/portal/apps/sites/#/resident-report-center>

3. Dredging Brookgreen Pond 2

The Brookgreen Pond is not just a stormwater control device.....it really is a beautiful multiple use pond that support a rich abundance of plants, wildlife and fish. The HOA has spent \$\$ in the past to plant aquatic vegetation to increase the aesthetics of the pond and its value for wildlife, including herons, waterfowl, other birds, turtles, dragonflies, bluegill, sunfish and a few rare large mouth bass. The pond is used for fishing, bird and dragonfly and turtle watching....and just a relaxing place for an evening stroll. I would urge the Board to stress to the contractor who will be draining, dredging the pond and replacing the outlet to use best practices to minimize damage to the aquatic resources in the pond. Leaving a refuge for the fish and turtles and minimizing damage to the bank and aquatic vegetation will be important. Of course I understand there will be a substantial impact and that the outlet pipe has to be replaced but I believe it can be done in a more environmentally friendly way. Examples would keeping heavy equipment access to minimum to preserve as much of the natural shoreline as possible and leaving a portion of the pond as a refuge for fish and turtles. The HOA should also have a plan developed to restore the aesthetic and wildlife amenities following the construction work and should consider fish stocking as well.

I also recommend that the outlet pipe be replaced with concrete pipe which will have a far greater future life than steel and avoid future disruptions.

What to do? Charge the pond contractor with minimizing damage to pond vegetation and wildlife. Ask for a detailed plan and request coordination with our pond maintenance company Dragonfly on ways to conserve aquatic resources during dredging and construction. Following the construction phase solicit and fund a contract with Dragonfly (or other pond maintenance company) for an aquatic resource restoration plan.

The pond will need to be totally drained in order to replace the pipe. There will be no dredging at this time. Logan, construction manager at Triangle Ponds was asked what the effects will be on the wildlife. All fish will be drained out and the turtles are likely to repopulate. Triangle Ponds has 2 arms: construction and maintenance. We currently enlist their maintenance department to visit the ponds once a month. We will ask Triangle Pond maintenance department for a plan for a restoration after the pipe replacement. Any restoration will be discussed at board meetings and plans will be included in the minutes which are posted on the Southern Village website. Regarding the pipe, we looked at the cost of the concrete pipe (lifetime: 100 years) which was \$187,823.05. The HDPE pipe lasts 50 years which is a good amount of time. It costs \$63,500. The concrete pipe would have required a special assessment and the board was not in favor of this.

From Escher Howard-Williams:

Escher was concerned that she did not receive a reply from Suzanne Lyman (board member) in 2024 concerning the cost of pond repairs for that year. Suzanne replied that she did not receive any emails or texts from Escher. Michele sent Escher the 2024 budget showing the cost of pond maintenance.

From Nancy Morton:

Nancy, who is a homeowner in Townhome I, asked if she could see the quarterly balance sheet and income statements for Townhome I.

Financials from all of 2025 were forwarded to Nancy. The board will discuss posting financials to their respective Townhome portals for all to view at the February 17, 2026 board meeting.

From Margaret Chamberlain:

Why are vehicles allowed to park facing any direction on our streets? I thought parking was to be in direction of traffic. Too many cars park on Edgewater and not their driveways.

The Town of Chapel Hill regulates parking in Chapel Hill and the SVHOA does not have oversight regarding parking. We did find this website regarding parking in Chapel Hill and they have a "contact us" link so you can contact the appropriate authorities. <https://parkonthehill.com/public-parking/>

From Nancy Warwick:

There are several dangerous sidewalk issues. Is the town accessing the sidewalks upended by tree roots. There is a drainage issue on Glade. It causes black ice. My husband slipped and broke his ribs. It's on the same side of Glade that our house is located on. Would be great to have it fixed by the city

The sidewalks are owned by the Town of Chapel Hill. You can report any issues using the link below.

<https://gis-portal.townofchapelhill.org/portal/apps/sites/#/resident-report-center>

From Homeowner:

I think it would be helpful if going forward, there was an additional electronic option for ballot submission, eg. Google or Microsoft form. This would require less time and effort when voting, and may result in increased voting participation.

We have looked into that option. Appfolio does offer electronic voting. However, Appfolio would not allow a single family homeowner to vote for a homeowner in a townhome or a townhome owner to vote for a single family homeowner. It also does not allow homeowners to vote on the annual

meeting minutes, which is required. We have shared our suggestions with Appfolio. Of course, we are open to other suggestions.