



**Southern Village Homeowners Association  
Manager's Report  
June 30, 2012**

**Financials**

May financials are complete & posted on the community website.

**Work Orders**

Since May 31<sup>st</sup> we have opened 9 work orders. Also, during that same time, 6 work orders have been closed.

**Landscaping**

Ecoscapes has been sold to Ruppert Landscape, a national company based out of Maryland. Landscaping services including mowing, edging & blowing for SVHOA common areas, Townhomes & Courtyards will continue uninterrupted. This new company will bid on the contract as will other companies. All proposals will be discussed at the July 10<sup>th</sup> Board meeting.

**Townhomes**

The roof repairs for Townhome I are complete. The repairs for Townhome II & Highgrove will take place later this summer.

The Townhouse Committee met to discuss the bids from EcoTurf, King Landscaping & US Lawns for landscaping maintenance. Elizabeth will present the recommendation at the July Board meeting.



### **Reserve Study**

The last SVHOA Reserve Study was done in December 2007 & published the following January (2008). We recommend having a Reserve Study done every 5-6 years. That said, we have a quote from Raymond Engineering (the company that did the last Reserve Study) for \$3500, with the timeline being winter 2012/13. At the July 10<sup>th</sup> Board meeting, this proposal will be presented for possible action.

As a reminder, the current Reserve Study is posted on the community website.

### **Website**

Posting continues monthly, sometimes more often. As a reminder, all SVHOA financials, Board meeting minutes, etc., are posted on the website.

### **Complaints**

One complaint came in this month. A resident reported someone had built bridges over a stream behind Graylyn. The bridges have been removed.

### **Special Projects**

Susan Duke, a resident of Southern Village, will present a forestry report concerning thinning trees behind Hillspring at the July 10<sup>th</sup> Board meeting. Peggy has reviewed this report & has requested estimates from several contractors.