



**Southern Village Homeowners Association  
Manager's Report  
February 29, 2012**

**Financials**

January reports are complete & posted on the community website.

**Work Orders**

Since January 10<sup>th</sup> we have opened 4 work orders (120 Nolan gutter repair, 205 Greenview Drive & 118 Highgrove Drive rotten wood, 114 Nolan Drive roof leak) & closed 3 work orders.

**Landscaping**

Ecoscapes has submitted a bid for 2012 for leaf removal. This proposal will be presented at the April board meeting. Also, Ecoscapes trimmed trees along two alleys, as requested by the town of Chapel Hill.

**Townhouses**

David Carroll & Gregg Melville completed the townhouse roof inspections & will submit a report for any other needed repairs. They report that the roofs look in good shape. Next, Jon Hanna completed the trimming of the crepes myrtles & bradford pears. Also, the Copperline birches have been removed.

Finally, on Sunday, February 12<sup>th</sup> a pipe burst at the 900 Highgrove Drive alarm room. Immediately, the fire department, a plumber, an electrician, Serv Pro, & two alarm companies were called to handle this emergency. Since then, electrical wiring, a backflow pipe, two alarm panels & wall insulation have been replaced. The last open item is with OWASA that said OWASA will install an electronic water meter in very early March. Once done the project will be complete.