



**Southern Village Homeowners Association
Manager's Report
March 22, 2018**

Financials

As always, monthly financials, once approved, are posted on the community website.

Work Orders

Since the last report 4 work orders were opened & 4 work orders were closed.

Landscaping

Ruppert has completed all common area mulching, which includes edging and cleaning of all beds and around trees (where applicable) as well as mulch at the parks. Playground specific mulch is laid at both Highgrove and Edgewater Parks. Ruppert completed a first mow last week as it was needed due to the early spring temperatures and turf growth. Ruppert will begin a regular mow schedule once they determine it is time, based on weather and turf growth, currently they monitor on site weekly.

Bartlett Tree has completed the tree clearing and trimming in the alleys at Townhome 2, Townhome 1 and the Highgrove Townhomes. They also removed a fallen tree from Highgrove Street due to the highwinds earlier this month.

Pyramid Landscape will mulch all the Townhomes and Courtyard Homes in April.

Doggie station plans and locations are still to be finalized but once they are, they will be put in by Ruppert and maintained by the Ruppert crew as well.

Ruppert has presented plans to John to review with the BOD as possible future renovation landscape projects at Townhome 2 and Westend.

Berkeley received two resident requests for landscaping, 1) a tree replacement at 200 Greenview (alley) and 2) 207 Greenview, renovation of the front of the unit. Ruppert has submitted proposals for both and Berkeley is getting one more from Bartlett for the tree at 200 Greenview as a comparison. BOD to review and determine if we should proceed.

Dragonfly Pond has completed the remediation project. G2 has inspected and certified the work. The report is on file with the City of Chapel Hill. The HOA will not have any further inspections in 2018. The city will require the HOA to inspect the ponds in March of 2019, the current inspection is valid for one year. Berkeley has asked G2 to please notify the HOA in early 2019 in order to secure their services for inspection for the SVHOA ponds.



Special Projects

All gutters at Highgrove Townhomes have been cleaned by CTI. The company will inspect the gutters to make sure they are in good repair and send an estimate for any needed work to BPM.

Next, Roofwerks is finishing roof inspections at Westend and Highgrove Townhomes. The company will present a report to BPM.

Next, FLSA completed fire system inspections at Westend Townhomes.

Following receiving a list of community-wide repair items from the board, BPM staff discussed how to proceed and Peggy sent a follow-up report to Susana for approval.

Annual General Membership (AGM) Meeting

The Annual General Membership Meeting (AGM) was held on February 20, 2018. One new board member, Susana Dancy was elected to a three year term. New elected officers are: President, Susana Dancy; Vice President, John Christian; Treasurer, Jerry VanSant; Secretary, Steve White