



**Southern Village Homeowners Association  
Manager's Report  
August 31, 2014**

**Financials**

Monthly financials are posted on the community website.

**Work Orders**

Since the last report 2 work orders were opened & 2 work orders were closed.

**Landscaping**

Summer maintenance activities continue; with weekly services continuing through late fall. US Lawns continues to support Courtyard Homes & Townhomes. Wes Johnson (franchise owner) is the primary contact for US Lawns for the Townhome Committee. He works closely with Elizabeth Preddy, Cindy James & the committee. Present focus is on weed removal, irrigation & getting strong thick turf to grow during the hot summer.

Ruppert Landscape continues to support all SVHOA common land, including all the parks throughout Southern Village.

**Special Projects**

In the spring, SVHOA added recycling centers at both Highgrove Park & Edgewater Park, which means SVHOA has recycling centers at Central Park, Highgrove Park & Edgewater Park. To re-confirm, Berkeley is providing weekly recycling service at an agreed rate of \$150 per week (or, \$50 per park per week).

Also, the 1<sup>st</sup> Phase of Arlen Park improvements is done. US Lawns started the 2<sup>nd</sup> Phase of park improvements last month & continued that work in August. As a



### **Special Projects (continued)**

reminder that work is to add stonewalls (two) & additional plantings throughout Arlen Park. The work is ongoing & all Board Members are encouraged to visit Arlen Park to see the ongoing progress.

Next, Bartlett Tree Experts were hired, at a rate not to exceed \$10,000, to inventory all trees in Southern Village. That project kicked-off in August & the work will continue through September. Cindy James will be the primary Board contact on this work item.

Next, the Central Park backstop was painted in August. So was the wooden play equipment at Market Park. So too was the fence at Market Park.

Finally, some limited (& routine) alleyway repairs were done in August.

### **Website**

Weekly, sometimes more often, updates continue on the community website.

### **2015 Budgets**

Suzanne Kalbas started the process, with Phil Myer, of working up suggested 2015 budgets for SVHOA, all townhome groups, the alleyway homes & the Courtyard Homes. Once finalized, that will be shared with the Board, most likely at the October Board meeting.

### **2015-2017 Board of Director Position**

One Board position, for a three year term, is available at the 2015 AGM for election. At present no one has expressed interesting in running for such.