



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

Financials

Monthly financials are posted on the community website.

Work Orders

Since the last report 1 work order was open & 1 work order was 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 June, 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 trail improvement work at Arlen Park is done. US Lawns started the next phase of park improvements, which is to add stonewalls & additional plantings. The work is ongoing; all are encouraged to visit Arlen Park to see the progress.



Special Projects (continued)

Next, Bartlett Tree Experts were hired, at a rate not to exceed \$10,000, to inventory all trees in Southern Village. That project will kick-off with a meeting next week, so that Bartlett Tree Experts & the Board can be 100% harmonized on expectations for a complete (and successful) project. Cindy James will be the primary Board contact on this work item.

Next, all Southern Village Parks (playgrounds) were inspected for safety concerns. No issues were found, as all equipment is in very good working order. Note, the Central Park backstop will be painted next month. So too will the wooden play equipment at Market Park.

Finally, some limited (& routine) alleyway repairs will be done next week.

Website

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

2015 Budgets

Starting in August, Suzanne Kalbas will start 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.

Complaints

Berkeley received no complaints since our last report.