



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

Financials

Monthly financials are posted on the community website.

Work Orders

Since the last report 7 work orders have been closed & 7 have been opened.

Landscaping

Spring 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 Cindy James & the committee. Present focus is on weed removal & getting strong thick turf to grow before the hot summer.

Some drainage work has been identified at Westend Townhomes, with the quote from US Lawn winning the business. Work will begin in early fall (October).

Ruppert Landscape continues to support all SVHOA common land, including all the parks throughout Southern Village. Berkeley continues to receive comments from members saying the parks have never looked better than this spring.

Trees

Barney Kohout, SVHOA Arborist, has finished work on street trees near HOA owned land. In addition, the Townhome Committee hired Barney to work on street trees in front of each Townhome and/or Courtyard Home. As always, Barney worked very close with the Town of Chapel Hill to ensure all permits (sent electronically) are in hand before he did any work on the trees.



Special Projects

SVHOA added recycling centers at both Highgrove Park & Edgewater Park, which means SVHOA has recycling centers at Central Park, Highgrove Park & Edgewater Park. To 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 set to start in mid-June.

Next, all roofs at Townhome I will be inspected by Roofwerks in early June.

Finally, some limited (& routine) alleyway repairs will be done in June.

Website

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

Complaints

Berkeley received no complaints since our last report.