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February 7, 2023

Dear Southern Village Homeowner:

The Board of Directors has decided to hold the Annual General Meeting in the same hybrid format as last year. There will be two parts. First part, a mail-in meeting, this packet contains what is necessary to have the AGM; President's message, the biography of the two residents running for office, 2022 AGM minutes for approval, 2023 budget and a ballot for voting. The second part will be a Zoom meeting hosted by the board to answer any submitted homeowner questions. This Zoom will be on Monday, February 27th at 7:00PM (the link is provided in the packet). **Because the Board must have a quorum to conduct business, please send in your ballot as soon as possible. We must receive your ballot by Thursday, February 23, 2023. If the quorum is not established, the Board will need to organize another mail-in process.**

Owners can submit questions to Board members for the Zoom meeting. These questions will be answered during the Zoom call on Monday, February 27th and posted to the front page of the Southern Village HOA website at www.southernvillage.org. When you return your ballot, please include any questions, or concerns you may have. You may email (ballot is a fillable document) or mail your ballot to Mill House Properties addresses included in the packet.

Mill House Properties would like to recognize and thank Susana Dancy who has served on the Southern Village HOA Board for many years, most recently as president. Susana has given countless hours to the community and overseen many capital improvements. In recent years she has worked tirelessly on the parks and common areas initiative to help understand what your neighbors would like to see in the beautiful open spaces and parks you have in Southern Village and has helped implement some of those improvements. Susana has been a pleasure to work with and we feel fortunate to have had her as our partner as the manager of the community.

Thank You.

Patsy Smith
Director of HOA Operations
Mill House Properties

February 2023

Dear Southern Village Homeowners,

I continue to marvel at how lucky we are to live in Southern Village, with its plentiful parks and common areas, and its passionate people, some who moved here last week and others who have lived here from the beginning. As I wrap up my time on the SVHOA Board of Directors, this is my opportunity to brag on neighborhood accomplishments of the last year and to remind you of the ways you can be involved.

Environmental Sustainability Committee

The Sustainability Committee was created at the beginning of 2022 and went right to work with a survey sent out to the community. Based on the feedback received, the committee recognized three target areas: solar panels, gas powered lawn equipment and composting. They put together information regarding solar panels and shared that with owners looking to add solar panels to their homes. Most recently they launched a composting initiative and will provide additional information on how to compost in Southern Village soon. Here's info from the town's website about why composting is important: <https://www.sustainchapelhill.org/featured/2021/3/26/lettuce-compost-together>.

The committee also is working on ways to encourage residents and landscapers to use electric leafblowers rather than gas-powered ones. Many people are unaware of the pollution generated by gas-powered leafblowers, and the committee wants to help make it easier for homeowners to choose more environmentally-friendly options. If you're interested in considering a change, here's some information: <https://www.bloomberg.com/news/features/2022-10-01/noisy-polluting-leaf-blowers-are-finally-going-electric>. We look forward to continuing to work with this group of volunteers and hearing more recommendations from them.

Parks and Common Areas Committee

The Parks and Common Areas Committee was created in 2021 to make recommendations to the Board of Directors about ways to expand or enhance the neighborhood's parks and common areas. The committee recommended getting two new regulation-size soccer goals for the athletic field at Central Park, and they provided key input into the redesign of the Corner Parks at Edgewater Circle and Brookgreen Drive. The final approved design is a collaborative plan based on community input, Parks Committee recommendations and with the direction of a professional landscape firm, Leaf Song Landscapes, PLLC. Work on the new design will begin soon, and we look forward to seeing the results later this year. Here is a link to the approved design: <https://www.southernvillage.org/wp-content/post-files/Proposed-Corner-Parks-Rendering.pdf>

Other highlights from 2022 include:

- Basketball Court – Resurfaced and painted the court, new backboards, posts and nets, and added two permanent benches
- Central Park – a new picnic table and a fence to help prevent balls from rolling into Brookgreen Drive
- Market Park – addition of two permanent benches, and a new picnic table, existing picnic table painted by Parks Committee member
- Aberdeen Pond (near Scroggs Elementary) – expanded the fenced-in area when the fence was replaced, added two bench swings and four Adirondack chairs, improved access to the pond, and added landscaped entrances and shade trees

Architectural Review Committee

The Architectural Review Committee approved more than 30 Architectural Review Requests in 2022. The committee meets monthly to review applications and their dedication to keeping the neighborhood looking so beautiful is greatly appreciated. Tess Wesley has served as a member of the ARB and most recently the chair of the committee and is stepping down. Thank you, Tess, for your time and dedication to Southern Village.

If you are interested in serving on any of these committees or in proposing a new one, please email manager@southernvillage.org.

Last, I'd like to offer gratitude to Mill House Properties, our HOA management company, which has done an excellent job managing our more mundane common areas: the stormwater ponds passed all inspections, they have created a systematic approach to alleyway management, and much more.

On behalf of the board, I also would like to thank Dennis Carmody for stepping up and volunteering his time to the board of directors this past year. Dennis has served in the past and agreed to step in and fill the remaining term of an empty seat this year. We appreciate his unique perspective and are grateful for the time he has given to Southern Village.

It has been a pleasure to be a volunteer on this board and I will miss the unique challenges and perspectives we all bring as neighbors to this amazing community. I want to welcome the two new volunteers who have stepped up to serve on the board for three-year terms, and I encourage you to consider serving your community in the future.

Attached you will find additional information materials for this year's By Mail meeting, with Q&A Session to be held on Monday, February 27, via Zoom. I hope you will join us.

Susana Dancy
President, Southern Village HOA Board

**Notice of Meeting by Mail and Ballot
For Southern Village Homeowners Association.**

**Monday, February 27, 2023
BY Mail/Zoom Meeting**

Pursuant to N.C. Gen. Stat. § 55A-7-08, please take notice that the annual meeting of the Southern Village Homeowners Association is being conducted by mail for the purposes of (1) electing one individual to serve on the Board of Directors of the Association for a term beginning in 2021 and (2) to approve the 2020 Annual Meeting Minutes.

All Ballots Must Be Returned No Later Than 5:00PM On Thursday, February 23, 2023, and the presence of a quorum will be determined from the ballots received as of that date & time.

Please return your ballots via regular mail to:

Southern Village HOA
c/o Mill House Properties LLC
1720 E. Franklin Street
Chapel Hill, NC 27514

or via fax to: (919) 968-7995

or via email to: hoa@millhouseproperties.com

or hand the ballot to a current board member.

Zoom Link Below

Mill House is inviting you to a scheduled Zoom meeting.

Topic: Southern Village Homeowners Association 2023 Annual General Meeting

Time: Feb 27, 2023, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/8203914105?pwd=RVd4MTJMR01LVGpzM255WFZkVW1lUT09>

[PLEASE SEE THE NEXT PAGE]

SV HOA	2021 Actual	2022 Budget	2022 Actual	2023 Budget
Operating Income				
Homes (Detached, TH & Courtyard) (664 units)	\$ 219,120	\$ 229,744	\$ 223,558	\$ 245,680
Class III (2 units)	\$ 660	\$ 692	\$ 692	\$ 740
Condos (230 units)	\$ 26,450	\$ 29,210	\$ 29,210	\$ 31,280
Apartments (250 units)	\$ 6,000	\$ 7,750	\$ 7,750	\$ 8,750
Market Street Association	\$ 1,150	\$ 1,389	\$ 1,389	\$ 1,458
Late Fees	\$ 1,880	\$ -	\$ 1,840	\$ -
Reserve Interest	\$ 578	\$ -	\$ 1,197	\$ 2,000
Other Income (Rentals, Misc.)	\$ 115	\$ -	\$ -	\$ -
Total Operating Income	\$ 255,953	\$ 268,785	\$ 265,636	\$ 289,908

Administrative Expenses				
Admin Misc. & Bank Fees	\$ 205	\$ 100	\$ 768	\$ 100
Audit/Financial Review	\$ 2,950	\$ 400	\$ 1,000	\$ 500
Insurance	\$ 9,449	\$ 10,500	\$ 10,035	\$ 11,300
Legal	\$ 210	\$ 1,000	\$ 25	\$ 1,000
Management	\$ 32,450	\$ 35,000	\$ 35,000	\$ 35,000
Market Street Events	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
NC Symphony Donation	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Printing & Postage	\$ 1,752	\$ -	\$ -	\$ -
Total Administrative Expenses	\$ 62,016	\$ 62,000	\$ 61,828	\$ 62,900

Grounds				
Landscape	\$ 50,861	\$ 54,590	\$ 44,966	\$ 58,920
Mulch All Areas	\$ 9,249	\$ 9,785	\$ 9,813	\$ 10,079
Trees (Grinding/Replace)	\$ 9,060	\$ 15,000	\$ 2,500	\$ 18,000
Trees (Maintenance)	\$ 29,870	\$ 40,000	\$ 41,108	\$ 42,000
Total Grounds	\$ 99,040	\$ 119,375	\$ 98,386	\$ 128,999

Maintenance				
Common Area- Maintenance	\$ 6,510	\$ 15,000	\$ 55,396	\$ 20,000
Common Area/Pond- Improvements	\$ 10,403	\$ 20,000	\$ 18,263	\$ 25,000
Parks- Improvements	\$ 19,688	\$ 50,000	\$ 40,434	\$ 100,000
Pond- Maintenance Contract	\$ 5,304	\$ 5,835	\$ 6,396	\$ 6,700
Pond- Major Maintenance	\$ 12,903	\$ 25,000	\$ 25,900	\$ 25,000
Total Maintenance	\$ 54,808	\$ 115,835	\$ 146,389	\$ 176,700

Utilities				
Compost	\$ -	\$ -	\$ 260	\$ 1,560
Electric	\$ 2,750	\$ 2,575	\$ 2,751	\$ 2,652
Storm Water Charge	\$ -	\$ 1,648	\$ 4,476	\$ 1,700
Trash/Recycling (Weekly Service)	\$ 7,828	\$ 10,300	\$ 7,913	\$ 10,680
Water	\$ 1,200	\$ 1,648	\$ 3,920	\$ 1,697
Total Utilities	\$ 11,778	\$ 16,171	\$ 19,321	\$ 18,290

Total Operating Expenses	\$ 227,642	\$ 313,381	\$ 325,924	\$ 386,888
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Net Surplus/ Loss	\$ 28,310	\$ (44,596)	\$ (60,288)	\$ (96,980)
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Transfer from Reserves to offset Parks- Improvements Expenses				\$ 100,000
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**Southern Village Homeowners Association
Annual General Membership Meeting (SVHOA AGM) Minutes
By Mail Meeting/ Zoom Conversation
Tuesday, February 15, 2022**

“By Mail” ballots counted by management on Monday, February 14, 2022- 87 mail in ballots received. Quorum has been met (67 is quorum).

82 votes for Rana Singh and 73 votes for Kevin Kelly, both elected as new board member (3-year term) to start immediately following AGM.

2021 AGM Minutes approved by mail. (87 approvals)

Zoom Portion of the meeting:

Board Attendees:

SVHOA Board of Directors

Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member

Mill House Properties

Patsy Smith, Director of HOA Operations

7:01 Susana Dancy, President, called the Zoom meeting to order.
32 SV HOA members signed on to the Zoom call.

Open Comments

Request for a greater police presence in the community. Please call Chapel Hill Police Department if you would like to see more patrol cars in the neighborhood, HOA is not responsible for these matters and response is higher when homeowners call.

Possibility of a “paper shredding event” was mentioned, not necessarily an HOA sanctioned event. Could you go to the county and see if they may support?

Suggested better communication around parks and community wide improvements in the future. Agreed to do better in the future also suggested owners visit the website (www.southernvillage.org) for updates as the Parks Committee gets started on Corner Parks (Brookgreen Drive and Edgewater Circle) ideas. Perhaps the committee can share the results of the survey conduct last fall.

Trees, who is responsible? The town of Chapel Hill owns the tree and is responsible for taking the tree down. The HOA arborist (Davey Tree) provides a list of dead, dying, diseased or dangerous trees to the town, the town determines which trees come down and HOA will grind and replace the tree.

End of open comments.

Management reported that quorum had been met via the "By Mail" Meeting, the 2021 AGM Minutes approved by mail and Rana Singh and Kevin Kelly elected to the board for a 3-year term.

Susana Dancy gave a brief update on the board's areas of focus for 2022, including Brookgreen/Edgewater Corner parks, basketball court improvements (new surface, posts, and addition of benches), possible creation of a sustainability committee and improved communication. Patsy Smith, Community Manager, mentioned continued pond maintenance, ponds are aging, and upkeep is ongoing.

Sam Benen, Treasurer, introduced himself, he reported SV HOA is on strong financial footing and acknowledged the board for its stewardship of the budget and Mill House for maintain good accounting practices. Sam will oversee monthly finances on a high level and will look at moving some Reserve Funds into US Treasury Notes to earn interest on the HOA money.

Meeting adjourned at 7:44 PM.

SV HOA Board meeting to follow immediately after AGM.

2023 AGM scheduled for Tuesday, February 21, 2022 @ 7:00 PM

Candidates for the Southern Village Board of Directors

Suzanne Lyman

My husband and I have lived in Southern Village for 26 years. We raised our daughter here. We live in one of the townhomes on Westgreen Drive and have been the beneficiaries of timely improvements to our property. We have also witnessed the many improvements to Southern Village as a whole. I am submitting my name as a candidate for the Southern village Board of Directors with the hope that I can be part of the process of continued oversight of our community. As a Board member, I would work diligently to be a good steward of your HOA dues. I would like to add that I love working with numbers and as such would enjoy working with the SVHOA budgets.

Kim VanHorn

Six years ago, I bought and moved into my Southern Village townhome on Copperline with my two sons. We love living in this community, and especially enjoy the inherent safety, “walkability,” and beauty (both man-made and natural) of our neighborhood. My experience navigating living in SV includes having children at Culbreth and Carrboro High, managing some extensive interior remodeling with the Town of Chapel Hill, watching the turnover of vendors in our village, thoroughly enjoying the productions on the village green, regularly patronizing the Lumina, Weaver St, Strays & THG, and working with my neighbors and HOA-hired contractors on landscaping and exterior improvements.

I am willing to donate my time to be part of the SV Board of Directors to keep our neighborhood one of the best places to live in CH, as well as one of the best returns on a home ownership investment in our area.

Southern Village Homeowners Association.

BALLOT

1. ELECTION OF DIRECTORS

On the issue of electing two (2) individuals to serve on the Board of Directors for the Association, I vote for the following (vote for no more than two (2) candidates):

Suzanne Lyman
 Kim VanHorn
 Write In Candidate _____

Please note if you vote for more than two individuals it will cause your ballot to become void

2. APPROVAL OF THE 2022 ANNUAL MEETING MINUTES

On the issue of approval of the 2022 annual meeting minutes, I:

Approve the 2022 annual meeting minutes.

Do Not Approve the 2022 annual meeting minutes.

Signature of Member

Print Name

Street Address in Southern Village

Date

Question or Comment for the Board:

