

Southern Village HOA Board of Directors Meeting  
Tuesday, May 9, 2023, 10:30 AM, Zoom.

- 1) Establish Quorum / Call to Order
- 2) Approve Agenda
- 3) Open Comments
  - a) Rodger Trainor
- 4) Approve February 27, and March 2, 2023, Minutes
- 5) Board Reports
  - a) President
  - b) Treasurer
    - i) Increase the "Legal" budget line (NTE \$3000.00)
- 6) Committee Reports
  - a) Parks
    - i) Corner Parks
      - (1) Town of Chapel Hill
      - (2) Arbors
    - ii) Scroggs Pathway
    - iii) Central Park -Basketball drainage
  - b) Sustainability
    - i) Meeting with Ruppert Landscape, May 10, Noon @ Central Park (soccer field)
    - ii) Resolution recommendation from the committee to the BOD (attached)
      - (1) Engage Jordan, Price Law Offices
    - iii) CompostNow increase collection to 2X weekly
  - c) ARB
    - i) ARB reminder letter from SV Board to use ARB for changes to exterior
    - ii) Exterior maintenance ARB violations
      - (1) Discuss standard practice for non-compliance
      - (2) Overlake
    - iii) Devil Strips (HOA Maintenance)
    - iv) Outside Cats
- 7) Manager Report
  - a) TH II Copperline roof replacement
  - b) Highgrove TH Nolen Lane roof replacement
  - c) Ponds #2 and #4 aerators replacement proposals
- 8) New Business
- 9) Adjourn

# SOUTHERN VILLAGE HOMEOWNER ASSOCIATION

## MAY 9, 2023 BOARD RESOLUTION

The elected Board of Directors of SVHOA unanimously resolves as follows concerning the use of gasoline-powered leaf blowers (GPLBs) in our community:

- It is a stated aim of this Board to make SV a GPLB-free neighborhood.
- To that end, we are pursuing a few actions in the near term:
  - We have asked our commercial landscaping provider to reduce the frequency of blowing. They have also agreed to procure one or two electric leaf blowers for routine use.
  - When it comes time to renew our landscaping contract, the ability of the landscaping company to do the job with quieter, more environmentally-friendly tools will be a major factor in the Board's decision whether to hire—and this will be communicated to any landscaping companies interested in bidding on the job.
  - We have vetted four lawn service providers who use electric leaf blowers as a resource for those neighbors who wish to make a switch from gas-powered leaf blowers in their own backyards.
  - We are engaging a law firm to research and recommend the path forward for changing our covenants to include a ban on GPLBs.
- GPLBs are harmful to our quality of life in SV
  - They cause horrendous noise disturbances for our neighbors, especially those working at home or with young children sleeping. The noise emitted by a gas-powered leaf blower, even at distances up to 800 feet, is nearly twice the 55-decibel threshold at which sound is considered harmful by the World Health Organization. The low frequency sounds travel long distances and can penetrate walls.
  - Gas-powered leaf blowers are harmful to the environment, hazardous to the health of the operators, passers-by, and nearby residents. They burn an oil-gas mixture that generates high levels of ozone-forming chemicals and disperse fine particulate matter ("PM2.5"). PM2.5s, which have a diameter of less than 2.5 micrometers, are inhaled by passers-by and are

well-known contributors to cardiovascular disease, asthma, COPD, lung cancer, premature births, and other serious health conditions.

- The exhaust from gas-powered leaf blowers produces more air contaminants in an hour of blowing than an automobile driving 1,100 miles.
- Short-term expediency and resistance to change are not sufficient reasons to persist with GPLBs
- This resolution is specific to gasoline-powered leaf blowers, not all gas-powered equipment.
  - We are not opposed to the continued use of gas-powered mowers and edgers, for example.
  - It is our view that GPLBs are the most harmful and disruptive, and the most easily replaced by equally (if not more) effective methods.
  - Our preferred methods of managing leaves and yard clippings are by using electric-powered leaf blowers, which are now widely available, as well as hand raking or simply 'leaving the leaves.'
  - GPLBs are the least effective of all the landscaping equipment. For example, countless times one crew will blow from one yard into another, only for another crew to come along shortly after and blow it right back. GPLBs do not eliminate leaves or clippings, they just move them around our neighborhood.
  - The substantial noise disturbance and negative health impact to both the landscape workers and residents trapped in the vicinity of GPLB usage far outweighs any notions of efficiency or landscape beautification.
- We believe this resolution will be a boon to the quality of life of our current residents and will support property values in the long term by appealing to buyers who are environmentally conscious and/or work from home, two rapidly growing demographics in our region.