

Southern Village Homeowners BOD Meeting Minutes
June 21, 2022, at 4:00PM via Zoom
(Rescheduled from June 14, 2022-no quorum)

Present: Susana Dancy, President
Rana Singh, Vice President
Sam Benen, Treasurer
Kevin Kelly, Member
Dennis Carmody, Member
Patsy Smith, Director of HOA Operations, Mill House Properties
John Christian, SV Resident, Liaison w/Town of Chapel Hill (sidewalks & trees)

Meeting called to order at 5:05PM by Susana Dancy

Agenda approved

Open Comments- None

April BOD Meeting Minutes-approved.

Board Reports

Treasurer- Sam is waiting for the Petway Mills to be finalize their report so he can review the compilation of financial reports from our accountants, including the income statement and balance sheet. He stated again he feels there are no irregularities. The HOA is entity, filing one tax return but does has several HOA sub associations and these accounts need to be accounted for properly.

ARB- Mill House Properties reported 3 approvals for the month of June. Nothing new to report from Sam, he is the liaison for the committee. If the ARB needs the board to consult or review on an application Sam will be available and bring to the full board if necessary.

Parks-Aberdeen Park will have the path to the picnic area installed the week of June 20. Susana asked Mill House to get a proposal for Ruppert to build and install 3 arbors for swings at Aberdeen Park. Ruppert will install an additional dog waste station along the pathway at Aberdeen Park, an additional trash receptacle will be installed in July.

Edgewater Park, the slate entries will be reset in June as well and the addition of a new entry will be added. This will lead to an ADA picnic table and will allow for accessible seating for wheelchairs.

Mill House reported there was a Market Park scheduled to clean up day for Saturday, June 25th. Mill House will share a bid to paint the equipment at Market Park. Patsy reported the benches at Market Park are scheduled to be installed by Ruppert the week of June 20th.

Central Park, benches will be installed at the basketball court the week of June 20th. New asphalt at the court is scheduled for late summer. **Kevin made a motion to remove the backstop and add a 4ft fence to the street side of the soccer field at Central Park (to prevent balls from going into the street). Motion passed.** Mill House will follow up with Superior Fencing on the earlier proposal. Amy Drew, homeowner, and parks committee member requested the board review a proposal for movable soccer goals to be purchased for Central Park. The board will review and consider. Susana mentioned the continued erosion on the backside of the path around Central Park, possible future remedy may include concrete or asphalt.

Susana reported that the Parks Committee will meet on June 28th on Zoom with Caroline Asher, owner of Leaf Song Landscapes, Park Designer to discuss the corner parks.

Sustainability- Sam shared the survey was a success. Owners were asked about sustainability priorities with three possible targeted areas. The results were as follows: 1) Gas powered vs electric/battery powered leaf blowers, 41% of those surveyed believe they are a scourge/nuisance and want them gone, vs 6% who support their continued use. The remaining 53% were either indifferent or simply tolerate them. 2) Solar panels had a strong community wide interest if a discounted rate is possible, please share. 3) Composting, which had the greatest interest, with over 40% interested in a composting program if it was made easily accessible. Sam said the committee discussed and began preliminary research on composting service providers and where in Southern Village could you put collection sites (35-gallon bins). How often would they be collected, 2 times a week? And would the HOA pay for the cost for the service (\$15.00 twice a week per bin possibly initially costing \$150.00 a week and about \$4,600.00 annually). The board agreed the committee should be move forward and bring a formal proposal to the board for compost collection in Southern Village.

Other-John Christian shared with the board some background about sidewalk replacements/repairs by the town in SV and preservation of the street trees. He gave a brief history of the now approved 2021 Town of Chapel Hill policy regarding sidewalk repairs and trees. The policy regarding tree removal was revised by the town (with assistant from John) to include the town sending residents notices when work is being done in front of their home, but most importantly now includes notice to SV HOA manager and arborist to be consulted if/when a tree needs to come down and requires all avenues to be explored before a healthy tree is removed in order to replace a sidewalk panel. Town of Chapel Hill policy is attached.

Management Report- Roof replacement is complete at Highgrove Townhomes on Westside Drive. Alleyway resurfacing is complete for 2022 with one exception. An area located behind 110-112 Parkview Crescent will be remediated for excessive run off flowing between the two homes, which may have been an unintended consequence of the new alley surface and water moving so quickly through the space.

Motion made by Kevin to adjourn the meeting; Rana seconded. Meeting adjourned at 6:20.

Note: the next BOD meeting is scheduled for Tuesday, September 13th at 7:00 PM.



TOWN OF CHAPEL HILL
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Sidewalk Repair/Replacement Protocol and Requirements

November 15, 2018
Revised (June 16, 2021)

The standard protocol includes:

- 1) site evaluation and consideration of best practice given all factors;
- 2) if root shaving or pruning is anticipated then consultation is required with the in-house arborist and where applicable the arborist representing the homeowner or HOA;
- 3) where root shaving or pruning is necessary the cuts shall be clean cuts by a saw or chain saw or other methods that produce a clean cut;
- 4) the arborist may determine that the tree should be removed given the health and/or structural integrity of the tree based on the amount of roots that would have to be removed;
- 5) placement of a door hanger notification a minimum of fifteen days in advance of scheduled work for each property that work is occurring in front of and adjacent to; and email a copy to the HOA Property Manager or the HOA's designee, clearly stating the nature and scope of work; explicitly noting when selective tree root shaving or pruning or tree removal is recommended/planned; the period can be less if all other protocol is followed and the property owners and HOA where applicable agree that the work can proceed prior to the end of the fifteen-day notice period;
- 6) monitoring of the health of trees where any notable root shaving and/or pruning occurred for three years by the HOA's Arborist and/or Town's Arborist;
- 7) documentation on the attached form where any notable root shaving and/or pruning and/or removal is required.

The recommended techniques in priority order for repairing the sidewalk where the tree roots have lifted one or more sections include:

- 1) if practical, proactive selective root pruning where time permits, by the homeowner or Homeowners Association (HOA) - pruning on the edge of the sidewalk before

- the point of additional action – in such circumstances, only selective roots are pruned leaving other less problematic roots in place which could be pruned a year later or more – this would be based on consultation with the in-house arborist and where applicable the arborist representing the homeowner or HOA;
- 2) if action is required given the height of the raised section(s) then saw cutting or grinding should occur where practical;
 - 3) if raised to the point that saw cutting/grinding is not practical then consideration should be given to other options and techniques, including but not limited to re-routing the sidewalk or bridging over the roots where adjustments to the grade of the sidewalk can be accommodated successfully;
 - 4) if changing the grade of the sidewalk is not practical due to drainage, connecting sidewalks, etc., then, sidewalk removal and selective root shaving and/or pruning may be necessary;
 - 5) if the tree is in declining health and/or if the structural integrity of the tree would be severely compromised as a result of the extent of root pruning that is required; then, the tree should be removed, and the sidewalk replaced at grade.

Note:

Homeowners Associations may elect to have a designated representative to participate in the evaluation where trees are involved along with the Town's Arborist and another representative from the Town's Construction Division.

In the event there is not mutual agreement as to whether a tree should be root pruned or removed the homeowner or HOA may appeal to the Parks and Recreation Director for a final decision.

While preserving healthy and desirable specimen trees is the goal where practical, safety will take precedence in deciding the best course of action.

Exhibits:

- 1) Memorandum to the Environmental Stewardship Advisory Board dated October 9, 2018
- 2) Technical Report - Sidewalk Repair Near Trees
- 3) PowerPoint Presentation – Southern Village Sidewalk Repairs Near Trees dated October 9, 2018
- 4) Root Shaving/Pruning Form – Documentation Required where Root Shaving/Pruning is Anticipated

- 5) Template Resident and HOA Representative Notification Letter – Sidewalk Work
- 6) Template Resident and HOA Representative Notification Letter – Tree Work