



**Southern Village Homeowners Association  
Manager's Report  
May 31, 2016**

**Financials**

As always, monthly financials are posted on the community website.

Also, Tara & Jerry continue to meet each month to review the financials. Additionally, much work has already gone into supporting Jerry's requests to re-validate reserve amounts for all accounts (ex, alleyways, etc.) Finally, some work has already started on the 2017 budgets.

**Work Orders**

Since the last report 4 work orders were opened & 3 work orders were closed.

**Landscaping**

With all the rain we have had a great spring growing season. The turf looks healthy in most areas and we are working hard to get those areas that are not looking so great in better shape. The soccer field irrigation system is up, working and will be turned on for regular watering as soon as the rain stops. All areas have been fertilized and treated with post emergent weed control. At present there are no concerns as it relates to HOA common land landscaping. Ruppert Landscape will continue weekly visits until late fall.

**Townhomes & Courtyard Homes**

Spring landscaping work continues on all townhomes & courtyard homes. There are no issues to report. The irrigation systems for the Townhomes are being turned on now (note, only Highgrove Townhomes have such). US Lawns will continue weekly visits until late fall.

**Special Projects**

The one owner still in violation of the ARB guidelines for the strip between the sidewalk and the street has agreed to make the necessary changes. A letter was sent to that owner letting them know they have until July 1, 2016 to make those changes. The homeowner has already reached out to both Berkeley and the SVHOA ARB and presently is promising to get all the work done.

The playset in question is still being discussed by the HOA attorney with the resident. Hope (HOA attorney) has done a very good job keeping both Berkeley & Arun involved in the process.



### **Website**

Monthly, sometimes more often, updates continue on the community website. Also, we continue to use the electronic newsletter function of the website to pass out important information to residents. Over 485 separate e-mails are receiving information from SVHOA whenever an "e-mail blast" is sent out. As a reminder, the SVHOA website, is found at [www.southernvillage.org](http://www.southernvillage.org). The HOA has nothing formally to do with any other websites.

### **AT&T Fiber Optics & Google Fiber**

The Town of Chapel Hill has approved AT&T Fiber Optics to be installed throughout Chapel Hill & thus Southern Village. Berkeley has been in constant contact with AT&T & the Town of Chapel Hill on this important project. Any information Berkeley receives is being posted on the community website. Additionally, Arun signed off on allowing AT&T to perform installation work along the SV owned alleyways. Per the agreement, AT&T must put everything back into the condition it was found (or better).

Final note, Google Fiber has been installing in the business district of SV, basically the Market Street area. Once they decided to install in the residential part of SV, we will engage with them.