



**Southern Village Homeowners Association
Manager's Report
July 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.) Next, Berkeley is recommending SVHOA formally audit the 2016 financials in early 2017. An outside 3rd party would be required to perform this work. Note, Jerry has this request (& funding) in the 2017 draft budget.

Finally, Jerry & Tara have finished the 1st pass on the 2017 budgets. They will be shared shortly.

Work Orders

Since the last report 6 work orders were opened & 5 work orders were closed.

Landscaping

US Lawns continues with their summer maintenance schedule for townhomes, courtyard homes & Arlen Park. Also, Ruppert Landscape continues with their summer maintenance schedule in the common areas & SV parks. Also, all irrigation systems have been re-checked in July & necessary repairs have been approved for completion. Finally, Bartlett is maintaining the street trees in Southern Village.

Special Projects

Pest & Termite Consultants will conduct termite inspections at the 141 townhomes the week of August 15th. As always, Berkeley will mail notices to all townhome owners in advance of this work.

Additionally, Berkeley arrange to have one of the alleyway drains cleaned out, as it was backing up (during very heavy rains) & needed service. This is the first time in 10 years any of the drains located in the alleyways needed any type of maintenance.

Insurance

Jerry met with the HOA insurance agent, reviewed coverage & approved the annual renewal. At a high level all the coverage remained the same & the premium went up about 5% from the prior year.

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 625 separate e-mails are receiving information from SVHOA whenever an "e-mail blast" is sent.