



**Southern Village Homeowners Association  
Management Report  
April 30, 2019**

Financials

Monthly financials are shared with the full Board & posted to a private section of the community website. For any member that wants to see the financials all they need to do is send an e-mail to Management and they will be shared. Financials are final for January, February & March.

Next, six (SVHOA Common Areas, Alleyways, TH1, TH2, Westend THs & Highgrove THs) long range financial plans & 1<sup>st</sup> pass of all 2020 budgets have been shared with the full Board by Management. The appropriate townhomes financial models have been shared with the full Townhomes Committee.

Last, the 2018 tax return has been submitted to the IRS.

Work Orders

Since the last report 4 work order were opened & 4 work orders were closed. As always, if any HOA member wants to see the work orders they are available in the management office. Also, we have included some basic information on work orders as part of this report.

Landscape, Trees & Ponds

Pathways, Parks & Common Areas: Ruppert continues to service the property as needed during the spring/summer months. Weekly landscape service continued in April & will continue for the entire growing season. As a reminder, the current landscape contract with Ruppert expires on 12/31/19.

Recycling Centers, Dog Waste Stations: Ruppert continues weekly service of the 3 recycling centers and the 3 dog waste stations. Obviously, the dog waste stations are well used by members/residents.

Courtyard Homes & Townhomes: Ruppert continued weekly landscape services in April. As a reminder, services for the Courtyard Homes changed on 1/1/19, with only the 100-block getting basic landscape service (ex, mow, blow & go) during the growing season. As a reminder, the current landscape contract with Ruppert expires on 12/31/19.

Trees: Davey Tree Service has started inspections of the street trees to ensure they remain safe and healthy. As a reminder, Davey Tree Service was given a not to exceed pricing target for all of 2019, which ensures that street tree expenses are under control and tightly management by both Management & the full Board. Davey Tree Service will not go over budget for street tree maintenance.



Ponds: Dragonfly Pond Management visits monthly to perform maintenance and check all ponds. As always, the monthly services reports from DragonFly are posted on the website. As a reminder, the 2019 annual inspection is due in late August or early September with the Town of Chapel Hill.

#### ARB

All approvals and denials of ARB submissions are posted on the community website. Additionally, formal communication goes out from the ARB chair, as well as Berkeley, about all applications.

Michelle continues to serve as the primary contact for Gregg (ARB chair) on a weekly basis. Additionally, Hurt has agreed to serve as the Board liaison with the ARB, which is a much-needed step for even better the communication between both the Board & the ARB.

#### Alleyways

Nothing new to report this month. Note, management shared with the full Board a long-range financial plan for alleys. As has been the case for the several years, a trusted vendor, Asphalt Enterprises, will inspect all HOA maintained alleyways in May & issue a formal report of what must be fixed, what should be fixed & what needs to be on the watch list for future inspections.

#### Website

Management continues to update the website as needed. There is no charge for these services.

#### Condos

Nothing new to report this month.

#### Townhome I

Two roofing companies have made the final selection for the upcoming roofing job. Chief Roofing & Baker Roofing were interviewed, each for 90 minutes earlier in April by representatives from the Board, the Townhomes Committee & Management. Final pricing has been shared with both Rana & Nancy; after which they will be selection one company & share with the full Board for review & approval.

Additionally, trim painting & repairs for TH1 will be delayed in 2020, per direction from the Board.

#### Townhome II

Trim painting & repairs for TH2 will be delayed in 2020, per direction from the Board.



### Westend Townhomes

Quotes from four companies have been received by Management for the exterior trim replacement project (note, the Townhomes Committee wants to pro-actively remove all rotted wood trim & replace with PVC; after which it will be painted). These quotes have all be shared with Rana (TH Committee Chair) and Karen (WE THs Rep) for review & guidance on next steps. Management suggests hiring a vendor to start on the 900 block of Highgrove & too tightly manage to ensure all HOA expectations, including budget, are being met. Once we all are confident the work is good & affordable, then all Westend THs (22 units) will be done. After which trim painting can & will proceed.

### Highgrove Townhomes

Based on the eventually success of the trim work project for Westend Townhomes, then work will start on Highgrove THs (48 units). The goal will be to have all trim work done by the end of September. After which trim painting can & will proceed.

### Complaints

As per Board direction, complaints are shared monthly (end of each month) with the Board President. Additionally, a full list of all complaints is shared with the full Board prior to each Board meeting.



**Work Orders Opened**  
**Since Last Report**

<u>Address</u>	<u>Item</u>
104 Nolen	clean gutters
201 Greenview	wood rot on railing
112 Westgreen	repair downspout
wooded area	haul broken (damaged) bridge away