



**Southern Village Homeowners Association
Management Report
May 21, 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 & April.

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

Last, a current aging report has been shared with the Board President.

Work Orders

Since the last report 5 work orders were opened & 3 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 (see last page).

Landscape, Trees & Ponds

Pathways, Parks & Common Areas: Ruppert continues to service the property as needed during the spring/summer months. Weekly landscape service continues in May & 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 continues weekly landscape services in May. 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 continued with 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 street tree expenses are under control and tightly management by both Management & the 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 August with the Town of Chapel Hill. Additionally, Dragonfly will start working on the pond near the business district to remove sediment that has built up in last 12 months.

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, Rana has agreed to serve as the Board liaison with the ARB, which is a much-needed step for even better communication between both the SVHOA 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 on May 23rd & will 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. Additionally, over 1500 individual e-mails have signed up to receive electronic newsletters from SVHOA.

Condos

Nothing new to report this month. Management is recommending a 15% dues increase for 2020.

Townhome I

Management is waiting for formal direction from the Board on next steps for the new roofing project. Next, Baker Roofing provided a “free” inspection report, including pictures, of the existing TH1 roofs looking for any possible storm damage. That report was shared by Management with both Rana and Nancy. Last, 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

Juan Carlos has submitted the most competitive bid for the new trim project (specially to proactively remove all wood trim & replace it with PVC). Juan Carlos, Rana and Tony all meet on-site in early May to review the scope, walk the property & discuss a plan forward. Next step is for Rana to bring the final proposal to the full Board for a vote. If all goes well, project can start and finish in June. After which, Management will get 3 quotes to paint only the white trim and the black handrails. Per Rana's direction no other painting will be done at this time.

Next, inside (units) repairs are required after the recent FLSA inspection for the sprinkler system. There are a total of 11 units that needs some type of minor repair (example, replacing a sprinkler head that has been painted over, etc.). Notices have been sent and the work will be done before the end of May. Karen has been very helpful with the communication to owners on this particular project.

Highgrove Townhomes

Based on the eventually success of the trim work project for Westend THs, 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. Note, there is no guaranteed that 100% of wood trim can be proactively replaced at Highgrove THs, as it really will depend on the project financial impacts.

Significant repairs are required to the existing irrigation system. It is worth noting the system is older now, being well over 15 years old. Costs have been shared with the Board, along with the Management suggestion that the system NOT be turned on this year, thus saving thousands of dollars to the budget (which can easily go into the Highgrove THs reserves). Of course, the Board will review such and make the final vote on what to do with the irrigation systems in 2019.

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.

Other

Management will bring up the following topics at the May Board meeting, for a quick information sharing and Board action as appropriate: (1) buffer between Dogwood Acres and SVHOA, (2) Town of Chapel Hill inspection of SVHOA storm water management areas, (3) Unwin Circle "park" request, (4) resident request to replace the bridge that was recently removed in one of the many wooded areas of SVHOA, (5) continued effort to close the old/unused trails in Arlen Park, (6) some resident feedback asking for tighter oversight of the ARB decisions and perhaps even term limits for ARB members



SVHOA Work Orders Opened Since Last Report

<u>Address</u>	<u>Item</u>
Market Park	(1) small repair to monkey bars & (2) fix gate
108 Westgreen	spring cleaning of gutters
410 Copperline	spring cleaning of gutters
Edgewater Park	minor repairs to playground set