

**Southern Village Homeowners Association
Management Report
March 31, 2020**

Financials

Monthly financials are shared with the treasurer and full board. For any member that wants to see the financials all they need to do is send an e-mail to HOA Management and they will be shared. The December financials are the most current ones available, as Tara is working tirelessly with the new software company to provide us with the reports in the proper formatting, she is in communication with Alan to keep him current.

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

Work Orders

Since the last report, 2 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 Mill House office or we can now share through AppFolio online.

Landscape, Trees & Ponds

Pathways, Parks & Common Areas: Ruppert is back to weekly visits to all common areas. Mulch in the common areas and parks is complete.

Recycling Centers, Dog Waste Stations: Ruppert continues weekly service of the 3 recycling centers and the 3 dog waste stations. We are noticed the stations are getting heavy use and bags are going quicker than in the past, we have made the appropriate adjustments in ordering replacement bags. They are trying to empty stations on a Friday, so they are ready for the weekend. We will continue to watch during COVID-19 heavy use and will make necessary adjustments as needed.

Courtyard Homes & Townhomes: Ruppert has completed the cultivation of the mulch which left little mulch to be re-purposed and the ground very bare. It was decided that they would add a thin layer of mulch in this year and stay within the approved budget. Services continue at Courtyard Homes, the 100-block receives basic landscape services (ex, mow, blow & go) during the growing season

Trees: Davey Tree will continue to prune, treat and maintain the street trees in Southern Village. They will operate as they did in 2019 and report dead trees to the city and keep a list of those trees that will need to be replaced in late fall/early winter. The crew recently cut a tree to the stump in the buffer

behind Graylyn. This tree had been on a “watch’ list and upon inspection this spring it was determined it need to come down, left on its own it was at risk to fall toward a home. Davey is also working in the cemetery to remove a large stump and some smaller saplings as a part of the repair effort due to the recent vandalism.

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. DragonFly’s contract remains month to month, with no expiration date. Dragonfly has provided a proposal for work at Pond 1. The first will be for treatment this spring of “water meal” the application will kill off the “green algae like” film on the pond that blooms in the spring/summer months. They are working on a second proposal for dredging and removal of sediment build up at the back side of the pond, this is an issue we have been monitoring closely with Dragonfly and the city and it is time to address. Project date is to be determined at this point, but we will see if both can happen simultaneously to reduce the disruption.

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 Mill House, about all applications.

Michelle continues to serve as the primary contact for Gregg (ARB chair) on a weekly basis. The ARB held its March meeting via email as there were only a few submissions.

Alleyways

In 2020 the alleyways will be inspected and assessed for future repairs to be performed this year. Mill House will walk with the possible vendors and an HOA representative.

Website

In 2020 Mill House Properties took over the Southern Village website and make all necessary updates and improvements. Mill House will work with the BOD to seek any guidance and changes they may want to implement as we update the site.

Condos

A discussion was had at the February BOD meeting as to if the condominium owners could receive voting rights. Mill House will contact the lawyer and see if they can review the declarants and by laws to understand why this has not been allowed in the past and if it can be allowed in the future should the BOD vote to allow.

Townhome I

Mill House is in early stages of seeking bids for trim repair and replacement and painting at Townhome I.



1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com
Facebook Twitter Instagram
millhouseprop

It was noted while on site the TH I siding is in bad condition, hardiplank was not used in the original construction and the wood is rotting, this may change the scope of the project.

Townhome II

THS has completed power washing, caulking and painting all but 2 buildings at TH II. Most homeowners or residents have commented how the crews are professional and fast and are pleased with the results. Due to COVID-19 there will be a slight delay in painting the very edge of the doors that the crew is not able to get when doors are closed, it is not visible unless left open. The original plan was to complete this work on a couple of Saturdays where residents (at home) would leave doors open and the crew would paint. This will be postponed until restrictions have been lifted and residents are comfortable with painters working on their door.

A limited number of roofs will be replaced this year by Chief Roofing the addresses are 200-210 Greenview (odd numbers only). As soon as this is scheduled Mill House will let residents know.

Westend Townhomes

Davey Tree removed the last 4 Bradford Pear trees in the alley at Westend. Stumps will be ground at some point soon, at this time there are no plans to replace these trees.

Management is also looking into mailbox replacements for Westend.

FLSA conducted mandatory annual back flow and fire monitoring system inspections at Westend. This involved inspecting the sprinkler heads inside each unit. A lot of thought and planning went into this inspection including a conversation with the Chapel Hill Fire Marshall because 2 residents expressed concern about an inspector entering their unit during the current health crisis. These inspections are mandatory by law and results are submitted to the City of Chapel Hill and Fire Marshall. He asked that we proceed as scheduled and that he would make an exception for the two concerned residents if it was noted by the inspector that they were refused entry due to COVID-19. However, on the day of the inspections we had several residents in the 1000 block either not home or refuse entry and this building did not pass. We have scheduled a second visit for May 1st and will ask again that the inspectors be allowed in, we will reiterate that if they do not allow entry then they are liable for any damages that may happen in their unit or any other unit if the fire department determines that their unit was the cause of the system failure (Fire Marshal's words). The 900-block passed with two units needing repairs and those are scheduled.

Highgrove Townhomes

Patsy, Jack Hayes (Highgrove townhome representative) and Rana Singh met with Michael McMorrow of THS to walk the property and be clear on the expectations for the trim repair/replacement project and seek a bid from THS to do this work and the painting project. THS returned to walk the property and take specific measurements prior to submitting a proposal. Mill House has shared the proposal with Jack and Rana.

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

Recently the cemetery in Arlen Park was vandalized and many of the headstones were knocked over and damaged. Michael Verville has been hired and has started repairs, he will work closely with Davey Tree to remove a stump and some small saplings in the area so the cemetery can be restored to its original condition. Alan Rimer has contacted 3 Southern Village residents who volunteered to form a cemetery committee which will provide suggestions as to how to protect this historical landmark going forward.

Patsy and Dancy met this month to review current projects happening throughout Southern Village.

Due to COVID-19 and current health orders Mill House placed “playground equipment closed” signs at all four parks with play structures. And placed a similar sign at Central Park reminding neighbors no contact sports permitted and to practice the safe distancing requirements. Mill House sent an email to all residents in SV stating the same.

The following are the rest of the BOD meetings for 2020, please note the board will now meet on the second Tuesday of the month at 6:30 pm in 101 Market Street, Chapel Hill, Conference Room:

April 14, June 9, September 8, November 10 and January 12, 2021. The AGM is scheduled for Tuesday, February 8, 2021.

April 14th is the next scheduled BOD meeting and we will have to determine how best to conduct this meeting.

AS a reminder, the Mill House Properties is located at 1720 East Franklin Street, Chapel Hill. Michelle will be in this office Monday through Friday between 10:00am -5:00pm; Michelle can be reached at hoa@millhouseproperties.com or (919)448-5150. Patsy Smith can be reach at patsy@millhouseproperties.com or (919) 428-8205 and Tara Lacara at hoafinance@millhouseproperties.com.