

**Southern Village Homeowners Association
Management Report
June 30, 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 February financials are the most current ones available. Alan and Tara are working to tighten up the financials and consolidate the current reporting.

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

Work Orders

Since the last report, 3 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 full staff and the crews are working on pruning and enhancements weekly in both the common areas and at the townhomes. Due to the very wet spring Ruppert has noticed a lot of drown spots throughout the turf and recommend a fungicide treatment. They will submit a proposal and Patsy will share with the BOD.

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 is visiting weekly. Highgrove Town homes irrigation is on and runs three days a week at midnight, a new rain gauge has been added so the system will not run if there have been recent rains. Services continue at Courtyard Homes, the 100-block receives basic landscape services (ex, mow, blow & go) during the growing season.

Trees: Davey Tree continues to prune, treat, and maintain the street trees in Southern Village.

Ponds: Dragonfly Pond Management visits monthly to perform maintenance and check all ponds. As always, the monthly service report from DragonFly are posted on the website. DragonFly's contract remains month to month, with no expiration date.

Dragonfly has contacted an engineer to help determine the best process for remediating the sediment at Pond One. It was suggested that rather than spend \$10,000.00 to remove the sediment build up again (in 2018 \$10,000.00 was spent at Pond One) that there is a better long-term solution (installation of a forebay) and an engineer would help confirm the findings. Pond One still will need an algae treatment and the hope is to coordinate the two projects.

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. Tony Johnson with Pav A Lot has agreed to a site visit to look at the current condition of the HOA alleys. He will report back to Patsy and she will let the BOD know what he determines.

Website

In 2020 Mill House Properties took over the Southern Village website and make all necessary updates and improvements. It was decided at the last BOD meeting that Susana will put together a group of community volunteers to help determine what the neighborhood would like to see in an updated website. Mill House will lead this update with the BOD guidance.

Condos

A discussion was had at the June BOD meeting and it was agreed the HOA will allow the condominiums to vote in the 2021 election.

Townhome I

Mill House is in early stages of seeking bids for trim repair and replacement and painting at Townhome I. 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. THS Will submit a proposal and Mill House will share with the BOD. It may be necessary to wait until 2021 for the project to have proper funds available.

Townhome II

THS has completed painting all of TH II. Mill House will set up dates in early summer to have the postponed doors painted.

A limited number of roofs on Greenview were replaced by Chief Roofing (the addresses are 201-207 Greenview).

Westend Townhomes

Management is looking into mailbox replacements for Westend. Delayed due to COVID 19 and the need to meet with the P.O. representative in CH.

Highgrove Townhomes

THS has almost completed the repair and replacement project at Highgrove Townhomes. The painting is tentatively scheduled to begin mid-July and residents and owners have been given the initial notice via AppFolio and US mail. Management will continue to communicate any changes or updates with the owners as the project gets underway.

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

The cemetery in Arlen Park, Ruppert has cleared the immediate area of small saplings and underbrush to better highlight the area. The committee made the following recommendations to the BOD and the BOD approved:

- 1) A battery-operated camera be installed in a tree near the cemetery to monitor activity. The camera will need to be serviced once a month and Mill House (Ruppert) will be responsible for the maintenance.
- 2) A historical marker be placed just outside the cemetery noting the families buried there as well as reference the burial site located nearby.




The committee would like to see this historical cemetery be highlighted on the SV website with a possible link to the county site which highlights the cemetery as well. The BOD decided both were great ideas and would like to know the cost, the committee can spend \$500.00 immediately and come back to the board should the costs exceed this amount.



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The contract with Mill House is up at the end of 2020. Alan Rimer and his committee will conduct a management the search. SV HAO will put the RFP and seek responses by end of August, with a decision by the BOD to be made by October 1, 2020.

The park benches at Pond 2 will now be installed by Total Recreation Solutions, the playground equipment vendor for SVHOA. The benches have been shipped to their warehouse. They will also provide and install the bike racks at Highgrove Park. They have completed annual inspections and will do repairs at both Highgrove and Edgewater Parks to the equipment. We are waiting on an installation date.

Management is still looking at pricing for the Market Street Park to paint and rejuvenate the sand.

The state health orders still require the closure of the playgrounds, signs remain at all four parks with playground equipment. A similar sign remains at Central Park reminding neighbors to practice the safe distancing requirements. The signs will remain in place until the order changes.

The next BOD meeting is scheduled for September 8th 6:30 PM @ 101 Market Street Conference Room.

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.