

**Southern Village Homeowners Association
Management Report
July 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. Tara has solved the reporting issues with the treasurer and has quickly caught back. The May financials are the most current available.

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

Work Orders

Since the last report, 5 work orders were opened & 4 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 crews are still working to complete pruning at the townhomes, the common areas are complete. Remember during the extreme heat it may not be necessary to mow the turf weekly, the crew will decide once on site and will report to management. They will continue to visit weekly to edge, blow and clean common areas if mowing is not needed.

Recycling Centers, Dog Waste Stations: Ruppert continues weekly service of the 3 recycling centers and the 3 dog waste stations. They continue 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. Services continue at Courtyard Homes, the 100-block receives basic landscape services (ex, mow, blow & go) during the growing season. Ruppert has been pruning the townhomes during weekly visits. Highgrove Town Homes are getting additional pruning due to the paint project, extra trimming was needed at some buildings for better access certain areas.

Trees: Davey Tree continues to prune, treat, and maintain the street trees in Southern Village. Due to the very wet spring and early summer we have had a few trees fall from common areas onto HOA or in one case residential property. Davey Tree is removing/clearing when needed and making certain the common areas are safe.

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. The engineering firm has contacted management to set up- a site visit in August to make an assessment.

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 the ARB chair on a weekly basis. The ARB held its March meeting via email as there were only a few submissions. Approvals are posted to the website and owners notified of their approval or denial.

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. No update as of July 31st.

Website

In 2020 Mill House Properties took over the "community" website and will make all necessary updates and improvements. It was decided at the last BOD meeting that the president 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

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. No update as of July 31st.

Townhome II

THS has completed painting all of TH II. A date is still pending to paint the postponed doors. A few windows have been reported to be stuck following the paint job in the spring and THS will get those open for the homeowners.

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. No update here.

Highgrove Townhomes

THS has completed the repair and replacement project at Highgrove Townhomes, except for a few repairs that were noted during the recent onsite inspection conducted by management, THS and Jack Hayes (townhome representative). The crew is currently prepping all buildings for paint, painting will follow once all caulking, sanding and prep work is complete on all four buildings. Management continues to communicate any changes or updates with the owners via AppFolio and as needed delivers notice to doors.

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 park benches at Pond 2 should be installed at the beginning of August by Total Recreation Solutions, and the playground repairs should be made at that time as well.

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, new signs had to be ordered for Central Park and Highgrove Park (second time since March) and will be replaced shortly.

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 reached at patsy@millhouseproperties.com or (919) 428-8205 and Tara Lacara at hoafinance@millhouseproperties.com.