

**Southern Village Homeowners Association  
Management Report  
August 31, 2021**

**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 July financials are the most current available and have been shared with Alan for approval. A current aging report has been shared as well. Tara and Patsy have started to get together all necessary accounting to draft the first-round of 2022 budgets and will share those with the treasurer shortly.

**Work Orders**

Since the last report, 6 work orders were opened, and 1 work order was 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 visiting the property weekly and perform routine maintenance. Pruning is complete in all common areas and the crews are working on some special projects assigned by management, shrub removals and cleanup of specific common areas.

Recycling Centers, Dog Waste Stations: Ruppert continues weekly service of the 3 recycling centers and the 3 dog waste stations. Stations are serviced twice a week.

Courtyard Homes & Townhomes: Ruppert is visiting weekly. 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 monitor and trim trees throughout the neighborhood and at the parks. Street trees are being evaluated and submitted to the town of Chapel Hill for removal. Both Davey Tree and management are working closely with the town and owners to get a complete list of trees to review.

Ponds: Dragonfly Pond Management visits monthly to perform maintenance and check all ponds. Monthly service reports from DragonFly are posted on the website. Ponds 1 and 3 are scheduled to be mowed in September. All 4 ponds will be inspected by DragonFly before the 2021 inspection by the town. Recommended dredging at pond 3 if necessary, will take place before the town inspection.

**ARB**

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.



1720 East Franklin Street  
Chapel Hill, NC 27514

Tel: 919.968.7226  
Fax: 919.968.7995

www.millhouseproperties.com  
millhouseprop

Michelle continues to serve as the primary contact for the ARB chair on a weekly basis. Approvals are posted to the website and owners notified of their approval or denial. The ARB is using the AppFolio system for approvals. The ARB meets the third Tuesday of each month.

### **Alleyways**

Paving Professionals, Inc. are looking into a solution for water flow at 126 Tharrington Drive, it was determined that original proposal to add a lip, would not sufficiently address the current flooding concerns. The engineer was scheduled to go out at the end of August.

### **Parks.**

Ruppert met with park designer, Caroline Tilly Asher, and reviewed the plans for Edgewater Park with Patsy and Susana. Ruppert will submit a timeline for hardscape installation and landscaping. Patsy will assist in sourcing playground equipment, 2 new swings, 2 hammocks, trash cans, benches, and the painting of the existing climbing structure (from red to green). Ruppert will work closely with Caroline as needed for any design questions and placement of landscape materials. Ruppert will price out the cost to build the two arbors.

**Annual termite inspections took place August 24 and 25 at all townhomes. Notice will be given to any owners who were not home, and a second visit will be scheduled. If an owner cannot make the second inspection, they will be on their own to pay for and schedule a visit and submit the paperwork to Mill House Properties to verify the inspection is complete.**

### **Townhome I**

THS has started to paint the building, and this should be complete by the second week of September. Rana and Patsy will walk the property with THS to sign off on completed work.

### **Townhome II**

#### **Westend Townhomes**

#### **Highgrove Townhomes**

### **Complaints**

Any complaints are shared with the board if necessary.

### **Other**

ARB will meet on September 21st.

**Next BOD Meeting TBD, scheduled for September 14<sup>th</sup>. Please note this date change, it is one week later than previously scheduled.**

Mill House Properties is located at 1720 East Franklin Street, Chapel Hill, NC 27514

Office Hours: Monday through Friday between 10:00am -5:00pm.

Michelle can be reached at [hoa@millhouseproperties.com](mailto:hoa@millhouseproperties.com) or (919)448-5150

Patsy Smith can be reach at [patsy@millhouseproperties.com](mailto:patsy@millhouseproperties.com) or (919) 428-8205

Tara Lacara at [hoafinance@millhouseproperties.com](mailto:hoafinance@millhouseproperties.com).