

**Southern Village Homeowners Association
Management Report
December 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 November financials are not complete at the time of this report, as soon as they are done Tara will share with Sam. Tara is working on a new format and reconciling all accounting for each of the sub associations in order to have firm numbers to put into treasury bonds. Sam will wait until early 2022 to transfer money to the treasury bonds.

Work Orders

Since the last report, 5 work orders were opened, and 3 work orders 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 currently visiting the property weekly and perform routine maintenance. As we move into the winter months Ruppert will visit the property every 7-10 days or as needed if requested by management.

Recycling Centers, Dog Waste Stations: Ruppert continues weekly service of the 3 recycling centers and the 4 dog waste stations. Stations are serviced twice a week. The fourth dog waste station is installed across from Edgewater Park. Dog stations will be cleaned twice a week during the winter months.

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. Holly trees at Highgrove TH were pruned in December.

Trees: Davey Tree continues to monitor and trim trees throughout the neighborhood and at the parks. The town has cut down dead, dying or diseased trees in SV. Davey Tree has removed the stumps and planted new trees throughout Southern Village, the mostly Willow Oak trees in 2021 are healthy and a nice size compared to past years.

Ponds: Dragonfly Pond Management visits monthly to perform maintenance and check all ponds. Monthly service reports from DragonFly are posted on the website.

DragonFly has completed a pre-inspection of the ponds (and consulted with G2). Pond 3 will require dredging and regrading to pass the town inspection and some extensive work at the inlet to stabilize the existing rip rap including the addition of posts to prevent future displacement. Proposals were submitted and all work will be scheduled for early 2022. DragonFly will make the town aware of the pending work and will schedule the inspection upon completion.



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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. 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. The ARB met December 21st.

Alleyways

Paving Professionals, Inc. will revisit all alleys in Southern Village to generate an accurate report of what work they recommend for 2022.

Parks

Trash receptacles for Edgewater Park and Market Park are currently scheduled to arrive in late January.

Townhome I

Townhome II

Westend Townhomes

Highgrove Townhomes

Complaints

Any complaints are shared with the board if necessary.

Other

Southern Village has two open seats for the Board of Directors this spring. Mill House sent out an email seeking interest for these seats and has received 4 follow up inquiries. Mill House will request a bio of each homeowner interested in running and include it in the AGM packet.

The ARB is scheduled to meet Tuesday, January 18th.

Mill House is recommending an "In Mail" AGM again for 2022 with a Zoom Q&A, like the 2021 format. The board will discuss and decide a format at the meeting in January. AGM packet and notice will be emailed immediately following the meeting.

Next BOD Meeting is scheduled for Tuesday, January 18, 2022, on Zoom. AGM is scheduled for Tuesday, February 15, 2022. Details to follow.

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

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

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