

**Southern Village Homeowners Association
Management Report
January 31, 2022**

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 share. Tara has shared the end of year financials with Sam, and he will review and share any feedback he may have with the reporting to Tara. At the January 17th board meeting the board voted and approved for Sam to transfer up to \$300,000.00 from reserves to US Treasury Bonds at Pinnacle Financial Partners. Tara and Sam will determine the amount based on funds available in the reserve accounts and 2022 budget needs.

Work Orders

Since the last report, 4 work orders were opened, and 4 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. During 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 continue to 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. Davey has completed some winter pruning of street trees and will work throughout the winter as needed to raise canopies where necessary.

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 begun work at Pond 3 and will keep management informed as work is in progress. The town inspection of all 4 ponds will take place immediately following completion of this work.



1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com
millhouseprop

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 January 18th. Two committee members are stepping down and two volunteers have asked to serve on the committee, those names will be shared with the board for appointment in February.

Alleyways

Nothing new to report, 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 arrived and Ruppert will install as soon as possible.

Townhome I

Townhome II

Westend Townhomes

Highgrove Townhomes

Complaints

Any complaints are shared with the board if necessary.

Other

Southern Village Annual General Meeting will be held "By Mail" in 2022 with a Zoom Q&A hosted by the board on February 15th at 7PM. Mill House has sent out the AGM packet to all members including condominium associations. The returned ballots will count as quorum. Mill House will email a reminder twice before the AGM to assure there is quorum and the meeting is official. All AGM information including the packet, a ballot and the Zoom link are posted to the SV HOA website

www.southernvillage.org

The ARB is scheduled to meet Tuesday, February 15th.

Next BOD Meeting is scheduled for Tuesday, February 15th, on Zoom immediately following the AGM.

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 or (919)448-5150

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

Tara Lacara can be reached at hoafinance@millhouseproperties.com or (984) 214-2808