

**Southern Village Homeowners Association
Management Report
February 28, 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 signed a letter of agreement (with Sam's approval) to have Petway Mills to review the SV HOA financials and to adjust journal entries as necessary to reflect requested account entries going forward. Sam will sign the proper documentation to proceed with the transfer of up to \$300,000.00 from reserves to US Treasury Bonds at Pinnacle Financial Partners. Tara and Sam have determined this amount based on funds available in the reserve accounts and 2022 budget needs.

Work Orders

Since the last report, 8 work orders were opened, and 6 work orders was closed, details below. As always, if any HOA member wants to see the detailed work orders, they are available in the Mill House office, or we can now share through AppFolio online.

Highgrove TH

- 118 Nolen - roof leak **scheduled**
- 112 Glade - shutter repair **complete**
- Nolen Lane - alarm reset (MHP) **complete**
- 123 Nolen Lane - landscape request, hole in turf **new**

TH II

- 415 Copperline - gutter repair **complete**

HOA

- Arlen Park - stone repair **complete**
- Central Park - remove broken bench **complete**
- Central Park - basketball backboard repair **complete**

Landscape, Trees & Ponds

Pathways, Parks & Common Areas: Ruppert crews are currently visiting the property weekly and perform routine maintenance. Mulch will be applied to all common areas this spring; date is yet to be determined.

Recycling Centers, Dog Waste Stations: Ruppert will now service 5 recycling centers and 4 dog waste stations. Dog stations will continue to be cleaned twice a week. Two additional trash receptacles have been added, one near the dog station at Edgewater Park and on at Market Park, trash will be collected weekly at all trash locations.

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. Davey Tree continues to raise canopies where necessary, most recently they pruned trees on Parkside Circle, Highgrove Drive, and Copperline Drive.

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 reported work at Pond 3 is complete, they will share details with G2 Engineering for the inspection report. Once the inspection is complete the report will be shared with the town and a final pass report will be shared with MHP.

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, with some exceptions as needed. The ARB met February 22 and approved 1 request. The board appointed two new members to the ARB committee and the chair will reach out to those members. The ARB committee will meet again March 22nd.

Alleyways

A tentative meeting with Paving Professionals, Inc. is set for the week of March 7th, details to follow and Patsy will include Rana Singh if available.

Parks

A proposal has been signed with North State Resurfacing to resurface and paint the basketball court at Central Park, tentative timeline is for this summer, if possible, they will do earlier. New posts, backboards and benches will be ordered and installed ASAP.

Mill House is seeking bids for fence replacement at pond 4 (Scroggs) due to deterioration. Patsy will share with the board.

The board reappointed the Ad Hoc Parks Committee at the February BOD meeting and the committee is looking to add new members. Mill House sent an email went out seeking volunteers. The committee would like to meet in March to discuss the Corner Parks at Edgewater and Brookgreen. The committee will share the results of their survey with the board and help develop a survey for Edgewater Park feedback.

Mulch for all townhome groups will be installed in the spring, dates TBD.




Townhome I

Townhome II



1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com
   millhouseprop

Westend Townhomes

Highgrove Townhomes

Roof replacement on Westside is tentatively scheduled for the spring of 2022, date TBD.

Complaints

Any complaints are shared with the board if necessary.

Other

Southern Village Annual General Meeting was held "By Mail" in 2022 with a Zoom Q&A hosted by the board on February 15th at 7PM. Minutes will be posted to www.southernvillage.org

The board approved the formation of an Ad Hoc Sustainability Committee at the February board meeting, Sam Benen will be the lead. MHP sent an email to SV HOA members seeking volunteers for this committee.

The ARB is scheduled to meet Tuesday, March 22nd.

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