

**Southern Village Homeowners Association
Management Report
March 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. Sam has completed the necessary paperwork and transferred \$300,000.00 from reserves to US Treasury Bonds at Pinnacle Financial Partners.

Work Orders

Since the last report, 6 work orders were opened, and 6 work orders were 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

114 Nolen Lane - roof leak **complete**

102 Nolen Lane - roof leak **complete**

TH I

104 Westgreen - vent leak repair **complete (nc)**

HOA

Central Park - basketball backboard repair **complete**

Market Park - "workday" supplies purchase and deliver **complete**

Edgewater Park Pathway - tree removal **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.

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 will raise canopies where necessary. Recently Davey removed the tree which fell across the path at Edgewater Park. Maple trees throughout the neighborhood were treated this month with fertilizer to promote growth and health (Edgewater Circle, Parkview Crescent, Westside, Glade and Highgrove).

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

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 meets the third Tuesday of each month, with some exceptions as needed. The ARB met March 22nd and approved 6 requests. The ARB has requested a digital application. Mill House is working on one and will share with the chair for approval. Once approved it will be added to the HOA website. The ARB committee will meet next on April 19th.

Alleyways

Patsy and Rana met with Tony Johnson and reviewed two alleyways, one located behind the 104-214 block of Westgreen Drive and a second located at 100-109 Winston Ridge block. A proposal has been shared with Rana and if approved Paving Professionals will schedule repairs and resurfacing ASAP. One additional alley will be reviewed, located at the 100-110 block of Parkview Crescent. Patsy will schedule Tony to come out and look at this alleyway.

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. Mill House is seeking vendors for new posts and backboards which will include installation and removal, proposals will be shared with the board for approval.

Mill House has shared fence replacement proposals with the board and Superior Fencing has been selected to replace the fence at Pond 4, work is currently scheduled for the week of April 6th. Designs for expanding the perimeter of the existing fence line (to include new access points) have been requested and Caroline Asher with Leaf Song Landscapes is working on a preliminary landscape drawing to be shared with the board.

Ruppert will be working at Edgewater Park this spring to replace some of the new landscaping that has not survive, adding an entry point for ADA accessibility and resetting the slate at the existing entries in polymeric sand to prevent washaway around the slate stones.

The parks committee is hoping to meet soon to start preliminary planning for the pocket parks.

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

Townhome I

Townhome II




Westend Townhomes

FLSA annual sprinkler inspections will take place on April 1st.



1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com
   millhouseprop

Highgrove Townhomes

Roof replacement on Westside is tentatively scheduled for mid-April. Sprinkler inspection for Highgrove has no date, FLSA will let us know ASAP when this is scheduled.

Complaints

Any complaints are shared with the board if necessary. Homeowners have been sent an initial notice of upcoming work. Updates will be sent as needed.

Other

Future BOD meeting schedule is tentatively set for the dates below:

April 12th at 5PM

June 14th at 5PM

August 9th at 5PM (tentative)

September 13th at 5PM

November 8th at 5PM

Next BOD Meeting is scheduled for Tuesday, April 12th at 5PM on Zoom.

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 reached at patsy@millhouseproperties.com or (919) 428-8205

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