

**Southern Village Homeowners Association
Management Report
April 30, 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. \$300,000.00 from reserves has been transferred to US Treasury Bonds at Pinnacle Financial Partners in two funds, 1) \$150,000.00 to mature in two years and 2) \$150,000.00 to mature in three years. Petway has committed to having the review of the financials completed this month, this has taken too long, and Tara is unhappy with the lack of response. Mill House will determine if they use Petway going forward.

Work Orders

Since the last report, 10 work orders were opened, and 7 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

120 Glade - roof leak **complete (N/C)**

110 Glade – gutter repair **complete**

Alarm Reset- **MHP**

TH I

Gutters cleaned - **complete**

TH II

205 Greenview – clogged landscape drains **complete**

207 Greenview - lose railing on front stoop **complete**

Westend

Sprinkler Repairs - **scheduled**

HOA

Central Park - basketball equipment ordered (June install **scheduled**)

Market Park – fence repairs, minor equipment repairs **complete**

Market Park – paint fence **scheduled (see parks for more details)**

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 services 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.

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 April 19th and approved 3 requests, MHP approved 2 solar panel requests. A digital version of the ARB application is now on the SV HOA website. The ARB committee will meet next on May 17th.

Alleyways

Patsy has shared the Paving Professionals proposal with Rana and Susana to repair and resurface 3 alleyways, located behind the 104-214 block of Westgreen Drive, 100-109 Winston Ridge block and behind 101-105 Parkview Crescent. Once approved, work will be scheduled ASAP.

Parks

The board approved Elite PlayEquipment proposal for new basketball equipment at the April 12th BOD meeting. Equipment is scheduled to be installed in June at Central Park.

The fence at Aberdeen Pond has been installed. The board has approved Ruppert's proposal to install hardscape and landscape based on Leaf Song (Caroline Asher) designs. Ruppert will install ASAP.

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.

Ruppert will submit proposals to address the erosion issues at Aberdeen Pond on both sides of the pond, including the possible addition of stairs leading to Scroggs Elementary.

Mill House has requested a quote to paint the fence at Market Park. Ruppert will submit a proposal to remove and add sand at Market Park.

Mill House will order 2 wood picnic tables for Aberdeen Pond, 2 poly coated round tables for Market Park, and 4 benches to install 2) at basketball court and 2) at Market Park.

All parks will be mulched the week of May 30th.

No update from the parks committee as of this report.



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Mulch for all townhome groups will be installed the week of May 30th.

Townhome I

Townhome II

Chief Roof is tentatively scheduled to replace roofs at 401-415 Copperline in late May.

Westend Townhomes

Highgrove Townhomes

Chief Roofing has completed the roof replacement is complete on Westside Drive.

Social Event

The board held a BBQ at Central Park on April 24th. The board invited all committee members to join and get to know one another. The event was well attended, about 30 members and their families attended.

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:

June 14th at 5PM

August 9th at 5PM (tentative)

September 13th at 5PM

November 8th at 5PM

Next BOD Meeting is scheduled for Tuesday, June 14th 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.

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