

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

Financials

Monthly financials are shared with the treasurer and full board, the most recent report for the treasurer is April. 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. We continue to wait for the review from Petway Mills.

Work Orders

Since the last report, 11 work orders were opened, and 11 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

- 119 Westside – gutter repair/replacement **complete**
- 118 Nolen Lane – roof leak **complete**
- 108 Glade- possible roof leak **complete**

TH II

- 200 Brookgreen- downspout and gutter cleaned **complete**
- 202 Brook green- downspout cleaned and redirected **complete**
- 210 Greenview- wood rot repairs at garage **complete**
- 500-516 Copperline- gutters cleaned **complete**

Westend

- Sprinkler Repairs - **scheduled**

HOA

- 126 Tharrington (alleyway)- rain diverter installation **complete**
- Market Park – picnic table install **complete**
- Market Park – additional equipment repairs (rotten wood) **complete**
- Market Park- paint fence **and equipment 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 has been installed in all common areas including the parks. Ruppert has communicated staffing shortages which have put some of the enhancement crews behind schedule (see Parks). They can maintain weekly visits but are struggling to get to additional proposals completed on schedule.

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. Ruppert will be installing an additional dog waste station and trash receptacle to Aberdeen Pond this summer.

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. All townhome groups have had mulch installed.

Trees: Davey Tree continues to monitor and trim trees throughout the neighborhood and at the parks. Davey Tree will raise canopies where necessary. Mill House is asking Davey Tree to do any additional tree work in common areas that may have been previously assigned to Ruppert to be sure all large limbs are trimmed and safe. Spring storms have brought down some trees and large limbs throughout the community, Davey is always highly responsive to clean up requests. They have visited all parks to be sure no limbs are hanging over play equipment.

Ponds: Dragonfly Pond Management visits monthly to perform maintenance and check all ponds. Monthly service reports from DragonFly are posted on the website. A few algae blooms have occurred with the warmer weather and DragonFly will treat as necessary.

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 on May 19th and approved 3 requests. The ARB committee will meet next on June 21st.

Alleyways

Paving Professionals completed alleyway paving the week of May 23rd and May 30 to the 3 alleyways, located behind the 104-214 block of Westgreen Drive, 100-109 Winston Ridge block and behind 101-105 Parkview Crescent. Mill House was made aware of a possible issue at the located behind 110-112 Parkview Crescent, it was reported that with the new paving a possible grade change was inadvertently created. Patsy and Tony Johnson, from Paving professionals will meet and see what can be done.

Parks

Elite PlayEquipment installed 2 new basketball hoops at Central Park. Resurfacing of the court is scheduled for later this summer. Ruppert has received the benches ordered by Mill House and will install 2 at Central Park and 2 at Market Park the week of June 20th.

Ruppert had to postpone the installation of the approved hardscape at Aberdeen Pond due to lack of staff it is currently scheduled for the week of June 20th.

Ruppert will be working at Edgewater Park the week of June 20th, adding an entry point for additional accessibility, and resetting the slate at the existing entries in polymeric sand to prevent washaway around the slate stones. Any landscape materials that did not survive the spring will be replaced in the fall.



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Ruppert has submitted the following proposals for review: 1) to address the erosion issues at Aberdeen Pond on both sides of the pond, including the possible addition of stairs leading to Scroggs Elementary. 2) a proposal to remove and add sand at Market Park 3) proposal to build two swings at Aberdeen Pond.

Mill House has requested a revised quote to paint the fence and include the playground equipment at Market Park and will share as soon as it has been received.

The Parks committee is scheduled to meet June 6th.

Mulch for all townhome groups is complete.

Townhome I

Townhome II

Chief Roof has completed installation of new roofs at 401-415 Copperline.

Westend Townhomes

Highgrove Townhomes

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:

August 9th at 5PM (tentative) or September 13th at 5PM

November 8th at 5PM

Next BOD Meeting is scheduled for Tuesday, August 9th or September 13th 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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