

Southern Village Newsletter



January 2007

HRW - An Associa Member Company

Report from the Board

The focus of the work undertaken by the Southern Village HOA Board of Directors shifted in 2006. During the two prior years the Board addressed more immediate projects, such as upgrading the parks and common areas, correcting bookkeeping issues and scheduling deferred maintenance on the Townhomes. With this behind us, we were able to begin work on issues that were more long range in nature.

The condition of the many trees that line our streets was one matter of concern. Much research was done, and we feel that we now have a viable plan. Mr. Purbrick has discussed this plan in another section of this newsletter. The condition of the alleyways was another area of concern. Mr. Callanan has been heading up this project, and it is also discussed in more detail in this letter.

In the spring newsletter I mentioned that both the By-laws and the ARB Guidelines were under review. As of this writing, the



By-laws are with our legal counsel for final review. Once the revisions have been approved by Ms Carmichael, this document will be forwarded to the management company for inclusion in the AGM packet. Please review the By-laws carefully, as there will be a vote to ratify the revisions at the AGM.

Also included in the AGM packet will be a copy of the revised ARB Guidelines. This document, which in accordance with the Master Declaration has been approved by the Board, is for your information and should be your guide for any changes you wish to make to the exteriors of your homes, including fences, and any major landscape renovations.

In addition to the general ARB Guidelines referenced above, the SV Townhome Committee is currently working on a revision to the supplemental guidelines for the Townhomes. This should be ready for distribution to those owners by early 2007.

Our legal counsel, Jordan Price Gray Jones & Carlton, has provided Southern Village with a legal opinion on the fiduciary responsibilities of the Board of Directors. Specifically, the duly elected directors of the Southern Village Homeowners Association have a fiduciary and legal duty to uphold the restrictive covenants for Southern Village and not to abdicate any responsibilities under the covenants. The memo in its entirety has been posted to the Southern Village Homeowners Association website.

Once again I am asking all of you to work to keep our street lights operational. Well lit areas improve the safety of our neighborhood, and it is the responsibility of each of us to work toward this end. If you notice that a light near your home is not working, please report it promptly to Duke Energy. These repair requests can be reported by telephone or through the website at www.Duke-Energy.com.

On behalf of the Southern Village HOA Board of Directors I extend our wishes to all of you for a safe and happy new year.

Nancy Morton
President, SVHOA Board of Directors

Treasurer's Report (Winter 2007)

Dear Southern Village Neighbor,
Financially, 2006 will end as an excellent year for the Southern Village Homeowners Association (SVHOA). As I write this letter, I am pleased to report that SVHOA has \$75,524.06 in general reserves and \$14,134.02 in alleyway reserves.

Additionally, SVHOA monthly financial statements, which are prepared by the management company, HRW, and reviewed by me prior to being finalized, are posted on our SVHOA web site, www.southernvillage.org.

Regarding next year's finances, the 2007 budget has been discussed at the September, October & December Board of Direc-

tors meetings. It was reviewed and approved by the Board of Directors at our December meeting. It is now posted on the SVHOA website. Finally, it will be presented at the February 2007 annual meeting.

In closing, if you have any questions regarding our 2006 finances or our 2007 budget, please contact me directly at tonysmith@nc.rr.com. Thank you.

Happy Holidays,

Tony Smith
SVHOA Treasurer



Our Street Trees

Did you know that our Southern Village streets are graced with more than a thousand trees? They hold the promise of maturing into magnificent sentinels, watching over the thriving community around them. You can already get a sense of what's to come as you walk around the oldest part of the neighborhood, where many of the oaks are already around thirty feet tall.

To ensure that our trees reach their full potential the HOA has invested in their care. Our last three-year plan will be completed in 2007 when our youngest trees (those in the Highgrove area) are fertilized and lightly pruned. In the next three years we intend to do more. The arborists we have consulted informed us that the association should do three things at this point in the life of our young urban trees:

- Soil level improvement.* Remove excess mulch and soil to expose the root flare, remove girdling roots, and fertilize the root zone.
- Trunk inspection.* Treat any reparable trunk wounding.
- Pruning.* Remove lower limbs for pedestrian and vehicle clearance, subordinate co-dominants, and correct other structural defects.

We intend to start a new and more comprehensive program based on this prescription, beginning with approximately 250 oaks and maples in the Arlen Park area in 2007. The aim is to maintain the health and safety of these wonderful resources as they grow in beauty and value.

If you have any comments or concerns, or if you would you like to learn more about this program, please contact me at jcp@nc.rr.com.



Most everyone that regularly uses the alleys in Southern Village is beginning to notice some cracking and maybe a few potholes - wear and tear typically of pavement over 5 years old. The HOA is continuing its efforts to properly reserve for future repairs and the eventual repaving project in what we hope is at least 10 year away. We're also planning to revisit our original estimates of that replacement cost in 2007 to ensure that our reserves are adequate. As always if you see a problem please inform HRW so that they can address it.

Southern Village Homeowners Association

*c/o HRW, Inc.
3815 Barrett Drive
Raleigh, NC 27609*

*Phone: 919-783-9530
Fax: 919-783-9534
www.hrw.net*



We're on the web!

www.southernvillage.org