

## Trees, Parks & Ponds

Our common areas are one of the things that make Southern Village so special. The HOA spends most of its funds maintaining and improving these areas on behalf of the whole community. Here's an update on what we've done with your money recently.

This year's street tree maintenance program is almost complete. As part of that program we have pruned, fertilized and made larger mulch beds for 274 of our oldest and largest trees, in the Arlen Park area. We also replaced 29 struggling Linden trees on Highgrove with native Oaks more suited to our urban environment. Sadly, we also had to replace one tree on Parkside, destroyed by a vehicle, and another on Winston Ridge that was felled by a storm.

Admirers of the magnificent White Oak in Highgrove Park will be pleased to hear that we also completed a three-part treatment to suppress wood boring insects and canker disease in the trunk of this elderly tree.

This year, our main capital investment was new play sets in the Edgewater and Highgrove parks, and renovation of the equipment in Market park. All three of these projects were completed in June. Thanks to the many parent volunteers who assisted the HOA board by selecting the new playsets, negotiating discounts and assisting with project management. We hope your children or grandchildren are enjoying the new equipment too.

Next year, we hope to add a climbing frame for older children, to the Edgewater park. If you have any comments on this proposal, or other ideas for park improvements the board should consider for 2008, please email Jeremy Purbrick at [jcp@nc.rr.com](mailto:jcp@nc.rr.com).

This year a new contractor took over the maintenance of our four ponds. Is it just me, or do the ponds really look better now: less trash and clearer water. The turtles aren't saying much, but I hear that the frogs agree.

Above photo courtesy of Madeline Smith & Katie Wilson.



**Sign up for e-mail alerts at [www.southernvillage.org](http://www.southernvillage.org)**

## Southern Village Town Homes

Spring/summer is proving to be a busy time for members of Southern Village Townhome Committee (SVTC), an important advisory committee to the SVHOA Board of Directors. Current members are Karen Castello (Chair), 202 Westgreen, Elizabeth Preddy, 119 Nolen Lane, Rob Borham, 113 Nolen Lane, Suzanna Thomas, 1008 Highgrove Drive, Arun Kilara, 516 Copperline Drive. Dick Lowe, 105 Nolen Lane, is a liaison member of SVHOA Board. SVTC meets about every two months or as needed to discuss and recommend action on all matters important to townhome owners.

We currently have members representing Highgrove Townhomes, Townhomes I, Townhomes II and Westend Townhomes. Soon, however, we will have vacancies on the committee and need one volunteer for Townhome I, two for Townhome II and two for Westend, a total of five good volunteers. Townhome interests are well represented by such volunteers so it is very important for you to consider being one. You can contact Dick Lowe at 969-8272 or [rlowedlowe@bellsouth.net](mailto:rlowedlowe@bellsouth.net).

Recently, we have been working to complete landscape enhancements for Highgrove, mulching projects for all townhomes, to clarify exterior maintenance responsibilities/procedures to be provided to all owners August 1, 2007, termite inspections, to interview/employ a new company, EcoScapes, for landscape maintenance (effective June 1, 2007) of all townhomes (you can expect improvement) and to gather competitive bids for scheduled paint/wood trim maintenance for 22 homes in Townhomes II.

SVTC does important work in representing owner interests and holding expenses down while preserving the increasing values of Southern Village Townhomes. If you have the interest and want to work with others to add value to your home and to have more enjoyment of your home, please volunteer.

Dick Lowe  
Board member  
919-969-8272  
[rlowedlowe@bellsouth.net](mailto:rlowedlowe@bellsouth.net)

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**For even more Southern Village News visit [www.southernvillage.org](http://www.southernvillage.org)**



## SVHOA Treasurer Report

Dear Southern Village Neighbor,

Financially, 2007 will be another excellent year for the Southern Village Homeowners Association (SVHOA). As of May 31, I am pleased to report that SVHOA has \$113,000 in general reserves and \$30,000 in alleyway reserves.

Additionally, we continue to have the following controls over our finances:

- On-line access to our accounts thus allowing the Treasurer to review real-time all our financial transactions
- All expenditures over \$500 require the approval of both the Management Company and the appropriate Board member or committee chair
- All checks over \$500 require the signature of both the Management Company and the Treasurer or President of the Board of Directors
- Implementation of a fair but thorough collections policy for members who are late in paying dues
- Monthly financial statements, which are prepared by the Management Company, are reviewed by the Treasurer prior to being issued
- Monthly financial statements and the 2007 annual budget are posted on the SVHOA web site, [www.southernvillage.org](http://www.southernvillage.org).

Regarding next year's finances, the 2008 budget will be discussed this fall at the September and November Board of Directors meetings. Once it is approved it will be posted to the SVHOA website. Finally, it will be presented to the SVHOA membership at the February 2008 AGM.

In closing, if you have any questions regarding our 2007 finances or our 2008 budgeting process, please contact me directly at [bobcallanan@nc.rr.com](mailto:bobcallanan@nc.rr.com). Thank you.

Sincerely,

Bob Callanan  
SVHOA Treasurer  
[bobcallanan@nc.rr.com](mailto:bobcallanan@nc.rr.com)

## Architectural Review Board (ARB)

Greetings from the Architectural Review Board (ARB)! It is now summer and the home improvement projects are in full swing. We have some wonderful projects underway in the neighborhood. I want to thank everyone who has taken the time to submit your projects and especially those who have gone to great lengths to provide as much information as possible about the details of your projects. It makes our job much easier!

The ARB is made up of 100% volunteers from the neighborhood. We are fortunate to have a builder, an architect, a landscaper and a representative from the town homes as members of the ARB. I want to take this opportunity to thank these members for their service and all past members of the ARB who have given their time to the community.

Our last meeting was on June 14<sup>th</sup> where we reviewed 8 projects and all were approved. Our next meeting will be held on July 10<sup>th</sup>. The ARB will be meeting once a month in the spring and summer due to the increased number of submissions during these months.

Many of the answers to the questions I receive via email can be found on the Southern Village website whether it's a matter of what forms to use or where to find the new paint palette. Here is the link to the ARB section of the website:

<http://www.southernvillage.org/arb/>

I hope everyone has a great summer and keep those submissions coming!

Bill Riggs  
Chair, Architectural Review Board

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## Southern Village Alleys

If you live on an alley, you already know that Southern Village HOA is responsible for the upkeep of such. Because of this the SVHOA has been assessing an alleyway fee for two years now. Only those homes that live off an alley pay these additional fees. In 2006 the fee was \$32 per home per year. In 2007 the fee was increased to \$37. At present all monies are saved, meaning they are placed in reserves, for future alleyway expenditures. In fact, this summer, the SVHOA will be overseeing some minor repairs on existing alleyways.

If you have any questions about the alleys please write to [alleys@southernvillage.org](mailto:alleys@southernvillage.org).



## Letter from SVHOA President

Dear Southern Village Neighbors,

I am writing to provide an update from my perspective on Southern Village & specifically news about the happenings of SVHOA. Also, I am writing this letter after pulling together the on-line newsletter you are reading. This is my first try to publish a newsletter. I hope I did okay. Clearly all the credit goes to those that provided the outstanding content.

That said, I want to thank Jeremy, Bob, Dick & Bill for serving with me on the SVHOA Board of Directors this year. All have put countless hours in to try to make Southern Village the best place to live and work. From my perspective their work on the finances, alleys, parks, ponds, trees, town homes & ARB has been incredible. I am impressed with their results, I hope you are as well. I look forward to working with them for the rest of 2007.

For most of 2007, I have served as the webmaster of [www.southernvillage.org](http://www.southernvillage.org). It is my hope all of you have gone to the site in the past week. I am proud to say we are averaging a posting a week, sometimes more. I think it is a great communication tool and you have my word I will continue to post as much Southern Village news to the site as quickly as it becomes available. If you have any ideas to improve the site please consider dropping me a note at [tonysmith@nc.rr.com](mailto:tonysmith@nc.rr.com) or calling me at 357-8091. I would love to hear from you.

I am also pleased to report a great group of neighborhood volunteers have come together to improve Market, Edgewater & Highgrove Parks. So many people have stepped up to help out on these important projects and I thank them all profusely for their hard work. In particular I want to thank Lisa Carmichael, Erin Furr & Doug Heilig. I have personally seen their incredible dedication to make sure our parks were improved in 2007. Thank you all very much.

Next, I would like to thank the incredible volunteers that have stepped up to start the Southern Village Community Watch. There are so many great neighbors to thank, but there are two that stand out in my mind, Erin Furr and Karl Bauman. They have volunteered countless hours in the past few months to ensure Southern Village and the Town of Chapel Hill are working together for the mutual good of all involved.

Finally, I want to close by asking you all to do one thing in the weeks ahead. Please spread the word that [www.southernvillage.org](http://www.southernvillage.org) is a site worth visiting once a week. Thank you.

Sincerely, Tony Smith, SVHOA President