



**Southern Village Homeowners Association
Manager's Report
January 31, 2016**

Financials

As always, monthly financials are posted on the community website. Also, year-end financials are done & have been shared with John Chung (for taxes). Finally, Tara continues to meet monthly with Phil on all the SVHOA financials, including the aging reports.

Work Orders

Since the last report 6 work orders were opened & 7 work orders were closed.

Landscaping

Both, Ruppert Landscape (common areas) & US Lawns (townhomes & condos) continue to service Southern Village during the winter. Both company's visits are bi-monthly or by request from Berkeley. Normal weekly maintenance will resume in the early spring (ex, March).

Street Trees

Bartlett Tree Experts planted new trees in the community minus Hillspring Lane. Those trees will be container trees that will be planted towards the end of the winter (ex, March).

Reserve Study

Bruce Raymond (Raymond Engineering) completed the preliminary reserve study for all townhomes (4), alleyways & parks this month. The drafts of all six reports has been shared with the full board. The "immediate repair" list is being worked on for Southern Village common areas (ex, parks) & Berkeley will monitor until complete. Additionally, the reserve studies confirm for both the SV parks & alleyways that the present reserves (with future contributions for alleys) are more the enough to cover future expenses. Finally, the Townhome Committee will be meeting next month to carefully review the information on all four groups.

AGM

The Annual General Membership (AGM) Meeting is scheduled for Tuesday, February 16th at Christ Church (800 Market Street) @ 7pm. The AGM packet was sent to all homeowners. Also, that same packet is posted on the community website.

Website

Monthly, sometimes more often, updates continue on the community website. Also, we continue to use the electronic newsletter function of the website to pass out important information to residents.