



**Southern Village Homeowners Association  
Manager's Report  
April 19, 2016**

**Financials**

As always, monthly financials are posted on the community website.

**Work Orders**

Since the last report 1 work order was opened & 1 work order was closed.

**Landscaping**

US Lawns has begun regular mowing and maintenance at the Townhomes & Courtyard Homes. Also, they mulched the Townhomes, Courtyard Homes & Arlen Park on April 18<sup>th</sup> & 19<sup>th</sup>.

Next, Ruppert Landscape has resumed regular mowing at the community parks & all common areas. Also, they have also mulched those areas. Additionally, Patsy, Berkeley Field Manager & Ruppert staff are looking at all common areas (ex, green space), where the grass seems to be struggling or non-existent anymore, and working on a plan to get these areas improved.

**Special Projects**

Garden Gate Landscapes finished inspecting & repairing all stone walls belonging to the HOA.

Next, the immediate repairs listed on the 2016 Reserve Study have been completed with the exception of the suggest repair to the swinging bridge at Meeting Park. This suggested repair has proven to be very difficult & will be costly. Some thought needs to go into replacing this park equipment (instead of fixing) as part of the 2017 budget cycle.

Last, Tyco installed a new circuit panel in the alarm system in the riser room at 1000 Highgrove Drive. Note, this fix was necessary because the circuit panel could not be serviced any longer.

Finally, all ARB strip violation have been addressed except one. We have sent that owner a letter telling them that daily fines will start May 1<sup>st</sup> if it is not fixed. Arun is very involved here.

**Website**

Monthly, sometimes more often, updates continue on the community website.