



**Southern Village Homeowners Association
Manager's Report
June 30, 2016**

Financials

As always, monthly financials are posted on the community website. Also, Tara & Jerry continue to meet each month to review all the financials. Additionally, much work has already gone into supporting Jerry's requests to re-validate reserve amounts for all accounts (ex, alleyways, etc.) Finally, some financial work has already started on the 2017 budgets.

Work Orders

Since the last report 2 work orders were opened & 3 work orders were closed.

Landscaping

Ruppert Landscape & US Lawns continue to service Southern Village. As a reminder, Ruppert handles all of the common areas. US Lawns handles the Townhome, Condos & Arlen Park. Both companies come weekly, weather permitting, to service all areas of Southern Village HOA. Patsy, Field Manager for Berkeley, walks the property weekly & directly supervises both landscapers.

Special Projects

There is one owner still in violation of the current ARB guidelines. This entire matter has been reviewed with Arun & has reached the point it will be turned over to the HOA attorney. A letter will be mailed July 1st clearly outlining the daily fining process. Again, Hope will lead on this one.

AT&T Fiber Optic & Google Fiber

The Town of Chapel Hill has approved AT&T Fiber Optics to be installed throughout Chapel Hill & thus Southern Village. Berkeley has been in constant contact with AT&T & the Town of Chapel Hill on this important project. Any information Berkeley receives is being posted on the community website. Additionally, Arun signed off on allowing AT&T to perform installation work along the SV owned alleyways. Per the agreement, AT&T must put everything back into the condition it was found (or better).

Final note, Google Fiber has been installing in the business district of Southern Village, basically the Market Street. Once they decide to install in the residential part of Southern Village, we will engage with them, just as we did with AT&T.