



**Southern Village Homeowners Association
Manager's Report
Tuesday, August 23, 2016**

Financials

As always, monthly financials are posted on the community website. Also, Tara & Jerry continue to meet each month to review the financials. Next, Berkeley is recommending SVHOA formally audit the 2016 financials in early 2017. An outside 3rd party would be required to perform this work. Note, Jerry has this request (& funding) in the 2017 draft budget.

Finally, Jerry & Tara have finished the 1st pass on 2017 budgets. They have been shared with the Board.

Work Orders

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

Landscaping

US Lawns is continuing on their summer maintenance schedule of the townhomes, courtyard homes & Arlen Park. Also, Ruppert Landscape is continuing on their summer maintenance schedule in the common areas, areas along the bike paths & all Southern Village parks, including Central Park (the soccer field near the pool). Finally, Bartlett Tree Service is maintaining the trees throughout Southern Village, they continue to maintain the healthy trees & point out to the town those that are not so healthy & might need to be removed in the near future. For Board awareness, Bartlett will be planting new street trees (replacements) in December (which is what they did last year).

Of note, Ruppert has made themselves available for a walking tour of the areas they maintain in SV on Wednesday, August 24th. This meeting will also include turf experts, irrigation experts & the Field Manager from Berkeley. The meeting starts at 8:30am at the Southern Village soccer field.

Special Projects

Berkeley is working several projects currently, (1) Pest & Termite Consultants conducted termite inspections at the 141 townhomes on August 15th & 16th. They were able to access 120 units. They did not have access to 21 units & they will return again on September 2nd to try again (which is the normal process for this type of work). (2) Also, Triangle Pond Management replaced the motor on the aerator in the Brookgreen pond. (3) Also, Berkeley is getting estimates on repaving a small alley off of Hillspring Lane (as the alley has failed to stay together during the course of this summer). (4) Also, AT&T replaced batteries for the SVHOA Townhome alarm rooms, which because of the intense summer storms were creating false alarms at a rate of 1-2 times per day. (5) Next, Crawford Sprinkler conducted the annual sprinkler inspections on the six riser rooms (all part of SVHOA Townhomes). (6) Finally, AT&T Fiber has completed work in SV, which required a tremendous amount of oversight from Berkeley; of note, Google Fiber is next up & reports are they are "worse" than AT&T Fiber with their construction work.



ARB

The ARB continues to meet monthly, with weekly support from Berkeley. Most residents have many questions prior to submitting an ARB application. Berkeley assists with those questions prior to any meetings of the ARB. Additionally, we ensure all applications are complete before sending to the ARB Chair for action. Finally, within 24 hours of getting minutes from the monthly ARB meetings, Berkeley contacts all homeowners affected & posts the information on the community website.

Also, during our weekly walking inspections of SVHOA, Berkeley looks for any violations of the ARB Guidelines & works directly with the affected homeowners to fix in a timely fashion. Sometimes the homeowners disagree & want to work directly with the ARB for an exception to the HOA policies. At present there are no open violations of ARB guidelines in SVHOA. The longest running open item was completed (resolved) early this month. As always, any "tough" issue is discussed in detail with the Board President to ensure everyone is properly aligned on next steps.

Finally, we continue to send out 1-2 letters weekly about residential landscaping. As is the case this time of year, 1-2 homes (private residences) per week need extra attention to bring their yards up to the collective standards of the HOA. The letters we sent are very nice in tone & ask the resident to take time in the next week to fix the situation. In nearly every case the resident fixes the issue immediately.

Town of Chapel Hill

Recently, we have noticed the Town of Chapel Hill seems to be shifting more & more work to SVHOA. The latest two examples are (1) trying to have the HOA get involved in a neighbor to neighbor issue over the placement of security cameras and (2) asking the HOA to maintain property that clearly is the Town's to maintain. In both cases the appropriate Berkeley staff worked with the Town to explain the issues & ask the Town to resolve the issues with their own resources. The Town agreed in both.

One other note, the PTSA of one of the local schools asked SVHOA to maintain a strip of land that was clearly on school property. Once we had a chance to review the situation, we spoke with the person in question & directed them to the correct (& legal) owner of the property in question.

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. Over 685 separate e-mails are receiving information from SVHOA whenever an "e-mail blast" is sent.