



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

Financials

As always, monthly financials are posted on the community website. Also, Tara & Jerry continue to meet each month to review the financials. Finally, Jerry & Tara have finished on a 2nd pass of all 2017 budgets. They will be shared with the Board at the November meeting.

Work Orders

Since the last report 6 work orders were opened & 5 work orders were closed.

Landscaping

US Lawns has moved focus to the fall landscaping for Townhomes, Courtyard Homes & Arlene Park. First, they completed the aeration and seeding of the Townhomes & Courtyard Homes. Special note, because of such, the crew will not mow for the next 2-3 weeks. Yet they will continue to perform fall pruning. Patsy continues weekly to oversee US Lawns work.

Next, Ruppert also continues with fall landscaping for SVHOA common areas & parks. They plan to aerate & seed by the end of next week. Of note, mowing will not take place for 2-3 weeks to allow the seeds to germinate. Instead, the crew will concentrate on general clean-up & maintenance of the common areas & parks.

Special Projects

Crawford Sprinkler conducted the annual sprinkler inspections on the six riser rooms (all part of the SVHOA Townhomes). The company recommended a list of repairs, all of which have been reviewed, approved & completed.

Next, ARB Guidelines continue to be worked, Steve has the lead with support from Hope (HOA attorney). Once the updated guidelines are written they will be shared with the existing ARB & brought forward to the full Board for a vote. Once approved they will be posted on the web.

Finally, Berkeley & Bartlett Tree Service continue to provide support to the Town of Chapel Hill as they replace several sections of sidewalk on Hillspring Lane. Nearly a dozen trees have been removed by the Town because of this project. As a reminder, all of this work is paid for by the Town, as the sidewalks are town property, as are the street trees.



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.

Website

Weekly, sometimes less, 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 currently receiving information from SVHOA.

Next Board Meeting

The Board meets next on November 1st at 6:30pm at 101 Market Street. Peggy Akers, Director of Operations for Berkeley, will be taking over management representation at all future Board meetings. Peggy is a long time resident of SV, a longtime employee of Berkeley & extremely qualified for this role. She will work close with Arun to establish the meeting agendas. If you need to reach Peggy for any reason, her e-mail is peggy@berkeleychapelhill.com.

As a reminder, we want most questions to first go to Michelle Johnson, Office Manager for Berkeley. She can be reached by e-mailing to manager@southernvillage.org. Or by calling or texting to the office phone at 919-448-5150.

Other contacts, should you need them are Tara, for anything financial. Tara can be reached at finance@berkeleychapelhill.com. And finally, Patsy, for anything with landscape. Patsy can be reached via e-mail at patsy@berkeleychapelhill.com.

Berkeley promises to respond to all e-mails within 2 business days, often much much faster.