



**Southern Village Homeowners Association
Manager's Report
June 30, 2017**

Financials

As always, monthly financials are posted on the community website. Also, Tara & Jerry continue to meet each month to review the financials.

Work Orders

Since the last report 4 work orders were opened & 6 work orders were closed.

Landscaping

Ruppert has completed the late spring pruning of common areas. The crew has started the summer mowing, edging and blowing schedule. They visit the site weekly and continue to update Patsy if there are any changes or concerns community-wide. Please remember as summer progresses, Ruppert managers will contact Patsy if mowing will not take place. The crew will continue to visit the site weekly but may not mow. As a reminder, the Ruppert contract expires at the end of 2017.

Next, US Lawns is currently on site weekly to mow and edge the townhouses and courtyard homes. Pyramid Landscaping has spread mulch on these areas and will assume US Lawns maintenance duties beginning July 1st. We hope this change will bring a noticeable improvement in the areas specific to the townhouses and courtyard homes, as in our opinion US Lawns has been underperforming. Please know we have been in constant communication with Arun about the landscaping for all townhomes.

Next, Triangle Pond Management was contacted this week as the bubbler at Scroggs pond is not working. The crew will be on site soon to troubleshoot the problem. Please know Triangle Pond Management has asked for a rate increase for 2018 (as their contract also expires on 12/31/17).

Last, Bartlett continues to work on caring for the 1000+ street trees, most of which are owned by the Town of Chapel Hill (not SVHOA). To reconfirm, Bartlett is in the final year of a three-year contract. Should their services be required in 2018 a new contract will need to be agreed to by all parties.

Website & Electronic Newsletters

Monthly updates are posted on the community website. Also, the HOA continues to use the electronic newsletter function of the website to share important information with residents. As previously noted, over 1100 e-mails are being sent out via the HOA electronic newsletter service.

Next Board Meeting

The next board meeting will be October 24th at 6:30 pm in the conference room at 101 Market Street.