



**Southern Village Homeowners Association
Manager's Report
October 23, 2017**

Financials

As always, monthly financials are posted on the community website. Additionally, please know that Berkeley will always post the most current financials before the date of any Board meeting, thus allowing for the very last review of the community financials.

On an educational level, remember the financials are made up of Courtyard homes, Townhome I, Townhome II, Westend, Highgrove, Alleys & SVHOA. What this means is there really are 7 monthly financials prepared by Berkeley & reviewed by Jerry. There are separate operating accounts for all 7 groups & there are 7 separate balance sheets (with reserves). As of the start of 2017, below are the reserve amounts by each of the 7 groups (note, the below was harmonized recently with Jerry).

- TH1, \$89K (needed for roofs, painting, etc.)
- TH2, \$283K (needed for roofs, painting, etc.)
- Westend, \$59K (needed for roofs, painting, etc.)
- Highgrove, \$179K (needed for roofs, painting, etc.)
- Courtyard, \$5K (no direct need; can be used for landscape improvements)
- Alleys, \$231K (needed for alley repairs and/or replacements)
- SVHOA, \$124K (needed for common areas, community trees, parks & stonewalls)

Next, the 2018 budgets (again 7) are all finalized & with Jerry to present to the Board for action. Last but not least, Tara (Berkeley) & Jerry continue to meet each month to review all the SVHOA financials.

Work Orders

Since the last report, 1 work order was opened & 5 work orders were closed. If any Board member wants more information on any or all work orders, details are at the Berkeley Office. Please just setup time with Michelle to come into the office & review. She can be reached by text, 919-448-5150.

Landscape: Common Areas & Parks

Ruppert Landscape holds the contract with SVHOA until December 31, 2017. Ruppert has completed aeration and seeding in all common areas of the community, giving certain areas extra attention where needed upon inspection of the property. Post-emergent and fertilizer have been applied to turf to prepare for the aeration and winter growth. All common areas and parks have been pruned. Note, the lack of rain (less than 1 inch in the last 60 days) will certainly have a negative effect on turf growth.

Patsy (Berkeley) & John have reviewed all new landscape proposals for 2018. They will recommend go forward plans as part of the October 23rd Board meeting. Contracts must be signed by 1/1/18.



Landscape: Town Homes & Courtyard Homes

Pyramid Landscaping currently holds the contact with SVHOA until December 31, 2017 (note, this was due to the termination of US Lawns on 6/30/17). Pyramid continues to work hard to bring these properties up to standard after US Lawns left (as a reminder, Berkeley terminated them effective at the end of June). As of today, all areas will be pruned for the fall. Aeration and seeding will be completed very soon (most likely by end of this month). The crew has worked hard to bring the standard up and already there is visible improvement in the quality of care the properties are receiving.

Patsy (Berkeley) & John have reviewed all new landscape proposals for 2018. They will recommend go forward plans as part of the October 23rd Board meeting. Contracts must be signed by 1/1/18. Note, it is Berkeley's strong recommendation that all of SVHOA, so common areas, townhomes & courtyard homes, have 1 preferred landscaping company starting in 2018.

Ponds

The Town of Chapel Hill requested an update to the "maintenance and inspection report" required on all city ponds. Triangle Pond Management performed this service for SVHOA and the latest inspection is now on file with the city. Triangle Pond Management continues to perform regular pond inspections throughout the community, as a reminder they work 1 day per month in the community.

Patsy (Berkeley) & John have decided to renew the annual contract with Triangle Pond Management. John will make that recommendation formally at the October Board meeting. Contract will start 1/1/18.

Street Trees

Bartlett Tree Experts hold the contract with SVHOA until December 31, 2017. That said, all trees reported to the Town of Chapel Hill by Bartlett have been cut and stumps left (approximately 15 trees were removed at no direct cost to SVHOA). All funds are spent at this point, so replacement of these missing trees will have to be handled as part of the 2018 budget or pulled from the current reserves.

Patsy (Berkeley) & John have reviewed all new landscape proposals for 2018. They will recommend go forward plans as part of the October 23rd Board meeting. Contracts must be signed by 1/1/18.

Special Projects

CertaPro completed painting the fences behind Westend Townhomes. Also, the Board approved pruning the SVHOA trees behind Westend Townhomes. Bartlett will schedule the work soon.

Website & Electronic Newsletters

Monthly updates are posted on the SVHOA website. Also, over 2000+ e-mails receive electronic SV info. Note, the lack of new content creation as slowed tremendously since summer. Thus only 1-2 items are being posted on the community website in the months of July, August, September & October.