



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

Financials

As always, monthly financials are posted on the community website.

Work Orders

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

Landscaping

Ruppert continues to be on site weekly to edge, blow and remove leaves as needed. Please remember during the winter months it is not necessary to service SVHOA each week, therefore the crew will start to maintain a 10 to 14-day work schedule as the weather changes.

Pyramid is working at the townhome properties on fall/early winter pruning, leaf blowing and edging. They are still playing catch-up due to the amount of work that was left undone this summer. They also cleared vegetation off fences that were scheduled for painting.

Bartlett Tree was on site recently at the Westend Townhomes, the trees in the alleyway were pruned and the canopies were raised to keep limbs and branches away from garage roofs.

Triangle Pond Management met with Peggy, Patsy, and John to go over the Town of Chapel Hill Storm Water report. We are currently waiting for a revised proposal from Triangle Pond. The revision excludes the manhole cover that SVHOA is replacing immediately and include the percentage discount given by doing the work in January or February. Also, per the Board, Berkeley is gather 2 additional quotes for all the work Triangle Pond is doing for SVHOA.

Special Projects

The Board approved painting the fences that face the alley behind Highgrove Townhomes, Townhome I, and Townhome II. CertaPro was hired & will finish the job by December 5th.

Website & Electronic Newsletters

Monthly updates, sometime more often, are posted on the SVHOA website. Also, over 2000+ e-mails receive electronic SVHOA info. Berkeley charges a minor fee for providing this service.