



**Southern Village Homeowners Association
Manager's Report
August 31, 2018**

Financials

Monthly financials were reviewed & approved by Jerry. Once that happens they are posted on the community website & shared via e-mail with the full Board of Directors. Tara, Tony & Jerry have already spent several hours on FY19 Budgets. That work is already being shared with the full Board.

Work Orders

Since the last report 14 work orders were opened & 14 work orders were closed. As always, if any HOA member wants to see the work orders they are available in the Berkeley office. Also, Berkeley is including some basic information on work order as part of this report.

Landscaping & Ponds

Common Areas: Ruppert has been on site weekly. They continue to mow, edge and blow throughout the neighborhood. Due to heavy rains and winds they continue to clean up small limbs and Chapel Hill grit in the common areas and parks. Arlen Park has been hit hard by the heavy rains and additional clean up was needed to get the heavy grit and sand off of the sidewalks.

Townhomes + Courtyard Homes: Ruppert visits all properties weekly. Pruning is complete on all sites and they will continue to shear up where needed, with all of the rain everything is very healthy and continually growing. Note, two residents (neighbors) have asked for Bermuda grass to be planted in front of their homes in the Highgrove Townhomes. We have encouraged that request to flow through the assigned "rep" for HG Townhomes. Tony will bring it up at the next Board meeting as well.

Ponds: DragonFly continues to maintain the ponds through monthly inspections. Water levels are high due to unusual amount of rain we have had but ponds are functioning as they should. Pond 1 (the pond just off Highgrove Drive) had an algae bloom (sometimes called Watermeal or Duckweed) due to the weather conditions (ex, very high humidity). The pond was treated in late July and again early August. The problem actually went away on August 6th. Yet it returned on August 20th. That said, DragonFly aggressively treated this week (on August 29th) & will follow up again next week to ensure the problem is 100% gone for this season. Note, as the weather changes to fall the reality is Watermeal/Duckweed is just not an issue. However, we want to ensure we do everything right so in 2019 it is not a problem.

Next, Pond 2 had plant installations go in, unfortunately they are currently below water level, which is not unusual but not visually ideal. DragonFly will visit the pond once the water levels have dropped and check on the new plants. The good news is that Berkeley staff watched the plantings go in, so we are able to look exactly where they are and can see as they grow this fall. DragonFly has promised that we will be happy with the results of the plantings or they will add more at no cost to the HOA.



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ARB

All approvals and denials of ARB submissions are posted on the community website. Additionally, formal communication goes out from the ARB chair, as well as Berkeley, about all applications. Finally, for anyone looking for a complete history of ARB approvals please know the community website has information, by month, going back to early 2010.

Michelle continues to serve as the primary contact for Gregg (ARB chair) on a daily (or weekly) basis. The next ARB meeting is scheduled for September 18th (which is the same night as the next Board meeting).

Special Projects

Pest and Termite Consultants conducted the annual termite inspections on August 27th and 28th. They did not have access to 17 units (meaning 124 units were successfully inspected). They will be back for a free second inspection on Monday, September 10th from 9am-11am. Berkeley will send letters to the affected owners. As was the case last year, if a 3rd trip is required then we will need to pass those charges along to the appropriate homeowner.

Next, FLSA conducted inspections of the sprinkler system at Highgrove Townhomes in early August.

Next, Asphalt Enterprises provide the high-level reserve analysis that Jerry requested for the long-range planning on the SVHOA owned alleyways. At this point Jerry has all he needs for this work stream.

Last, the Board has approved new pathway work, which has been communicated to Ruppert. They are working up the final paperwork now and once done, Tony will share it with Susana for formal approval.

Website

Berkeley continues to update the website as necessary. We charge \$180 per month for this service.

Future Board Meeting

The next Board meeting is scheduled for Tuesday, September 18th @ 6:30pm. The meeting will be held at 101 Market Street and is open to the public. Tony will cover this meeting for Berkeley.



Southern Village HOA
Work Orders, Since Last Update

<u>Address</u>	<u>Item</u>
Brookgreen & Edgewater	repair bench
Basketball Court	repair basketball hoop
Edgewater Park	squeaky swing set
101 Nolen	roof leak
101 Westside	roof leak
117 Nolen	wood rot
110 Glade	roof leak
202 Brookgreen	roof leak
Market Park	broken playground equipment
204 Westgreen	roof leak, repair downspout and damage fascia
112 Glade	roof leak
115 Nolen	roof leak
1004 Highgrove	wood rot
Brookgreen	repair stone walls