



**Southern Village Homeowners Association  
Manager's Report  
July 21, 2015**

**Financials**

As always monthly financials are posted on the community website. The June financials have been prepared & shared with Phil. Once he reviews & approves they will be posted on the website.

Also, an early view of the 2016 budgets have been shared with Phil.

**Work Orders**

Since the last report 10 work orders were opened & 10 work orders were closed.

**Landscaping**

Both US Lawns for the townhomes and Ruppert Landscape for the common land have been busy with regular lawn mowing and summer maintenance. Note, there has been a change of ownership with US Lawns & Berkeley staff have already meet with the new team. They are promising a much higher level of service, which we are already starting to see throughout Southern Village.

Next, Berkeley continues to follow up on ARB violations as it relates to landscaping. A report of current open items has been shared separately with all Board members. We continue to follow up as needed.

Next, a tree in the Westend Townhomes that was damaged during a storm was taken out. A new one will be planted in the fall. All charges for this work will be charged to the appropriate townhome group.

Finally, Berkeley is keeping a close eye on new plantings in Arlen Park that are being stressed because of the heat. We will ensure that they survive or get replaced at no charge to the association.

**Street Trees**

Bartlett Tree Service continuing to evaluate and trim trees as time and weather allow. To date, SVHOA has spent (paid via invoices) \$11,905 on tree maintenance in 2015.

**Special Projects**

The irrigation repairs have been made at 121 Westside Drive. The system is now working.

**Website**

Bi-monthly, sometimes more often, updates continue on the community website.