



**Southern Village Homeowners Association
Manager's Report
September 30, 2015**

Financials

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

Also, Tara has shared with Phil first pass on all budgets for 2016.

Work Orders

Since the last report 13 work orders were opened & 11 work orders were closed.

Landscaping & Street Trees

Ruppert Landscape has aerated and seeded the common areas. Also, they continue with normal fall maintenance. Finally, they have shut off the irrigation system for Central Park.

Next US Lawns has aerated and seeded the townhomes and courtyard homes. Also, they continue with normal fall maintenance. Finally, they are in the process of turning off all townhome irrigation systems.

Finally, Bartlett continues its work on the street trees in Southern Village. They remain on schedule & on budget for all street trees tasks assigned to them by the Board of Directors since May 2015.

Special Projects

First, termite inspections: there were seven townhomes that were locked during the first and second termite inspections. Letters have been sent to those owners telling them that they need to schedule a termite inspection at their own expense in the next 30 days. We will follow up until done.

Next, we received three responses, one of which came in after the deadline, for the Townhome 1 RFQ (new roof). Roofwerks was the low bid & the best bid. It is the recommendation of Berkeley to the TH Committee that they be awarded the business. The TH Committee will need to decide next month.

Finally, we have hired Davey Trees to prune the common area landscaping along the alleyways, as it is becoming very difficult for the waste (recycling) trucks to drive down some of the alleyways. This work was approved, via e-mail, by Phil.

Website

Monthly, sometimes more often, updates continue on the community website. Also, we continue to use the electronic newsletter function of the website to pass out important information to residents.