



**Southern Village Homeowners Association  
Manager's Report  
May 31, 2012**

**Financials**

April financials are complete & posted on the community website.

**Work Orders**

Since April 17<sup>th</sup> we have opened 11 work orders. Also, during that same time, 7 work orders have been closed.

**Landscaping**

Ecoscapes continues weekly (Friday) landscaping services including mowing, edging & blowing for SVHOA common areas, Townhomes & Courtyards.

The following new projects are complete: (1) repairing the irrigation system at the Arlen Park entrance, (2) spreading a layer of mulch on SVHOA street trees in the common areas & (3) removing the stones from the paths in Arlen Park.

Also, mulch for all SVHOA parks, Townhouses & Courtyards has been applied.

Finally, Greg Tilley pressure washed the benches in the two Brookgreen parks.

**Townhomes**

David Carroll & Gregg Melville submitted an estimate for roof repairs. Those repairs were approved by Elizabeth Preddy & the Townhome Committee. The repairs for Townhome I will be complete in June. The repairs for Townhome II & Highgrove will take place later this summer.



### **Townhomes (continued)**

Also, three new bids for landscaping for the townhomes have been presented to Elizabeth Preddy. She, along with Peggy, will meet with those vendors in June. The vendors are (1) EcoTurf, (2) King Landscaping & (3) US Lawns. After these interviews, a formal recommendation will go to the Townhome Committee.

### **Reserve Study**

The last SVHOA Reserve Study was done in December 2007 & published the following January (2008). We recommend having a Reserve Study done every 5-6 years. That said, we have a quote from Raymond Engineering (the company that did the last Reserve Study) for \$3500, with the timeline being winter 2012/13. At the July Board meeting, this proposal will be presented for possible action.

As a reminder, the current Reserve Study is posted on the community website.

### **Website**

Posting continues monthly, sometimes more often. As a reminder, all SVHOA financials, Board meeting minutes, etc., are posted on the website.

### **Complaints**

Since January 2012, there have been 8 complaints filed at the Berkeley office. Three complaints involved yards neighbors thought looked unkempt. In each case letters were sent to the property owners who immediately handled the situation. In every case the lawns were mowed.

Also, one complaint was about an existing brick fence (wall). In this case, a letter was sent to the owner who had just purchased the home. He explained the fence in question had been erected years ago with the necessary ARB approval.



### **Complaints (continued)**

Next, one complaint concerned a house on Parkside Circle that (1) needed a fence repaired, (2) a reminder to the owners to pick up garbage & (3) a reminder to the owners to clean up after pets. A letter was sent & the situation was resolved.

Finally, two complaints filed were concerning (1) an RV parked in a driveway & (2) a boat & boat trailer parked overnight(s) on the street. In both cases the owners were contacted & the situations were resolved.