



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

Financials

June financials are complete & posted on the community website.

Work Orders

Since June 30th we opened 6 new work orders. Also, during that same time, 7 work orders have been closed.

Landscaping

In July, Ecoscapes was purchased by Ruppert Landscape. That said, Ruppert Landscape was granted the contract for SVHOA property (common areas) through December 31, 2012.

Additionally, the landscaping contract for the Townhomes & Courtyard Homes has been awarded to US Lawns. US Lawns will start on August 1st.

Immediately following a severe storm on July 24th, Berkeley staff walked the community to inspect significant tree damage. Ruppert Landscape was called immediately & the crew completed the clean-up the following day.

Finally, Jon Hanna has scheduled the annual tree work for late August.

Townhomes

The repairs for Townhome II & Highgrove will begin in late August. David Carroll & Gregg Melville will handle that work.



Townhomes (continued)

Next, one of the panels at the 1000 Highgrove riser room was damaged in a recent storm. The parts for that repair have been ordered.

Finally, termite inspections will be held on August 13th & 14th. Letters were sent to all owners. Also, letters to tenants will be hand-delivered next week.

Reserve Study

Raymond Engineering has been hired to handle the SVHOA Reserve Study. He will kick-off the project in November 2012. It will be complete by February 2013.

Website

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

Alley Repairs

Asphalt Enterprises was hired to repair alleys throughout SVHOA. Dates for the repairs are August 28th through September 5th. An announcement about the repairs & the maps showing the areas to be patched are on the website.

Complaints

No complaints were logged with Berkeley this month.