



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

Financials

July financials are complete & posted on the community website.

Work Orders

Since July 31st we have opened 8 new work orders. Also, during that same time, 9 work orders have been closed.

Landscaping

Ruppert Landscape has been busy maintaining the grounds & finishing several projects related to the recent storms. The crew will be adding purple pea gravel to the two Brookgreen Parks in September. Next, the irrigation systems have been inspected & are running well. Finally, bushes have been trimmed & we have gotten estimates for a number of projects to close out this budget year as well as plan for 2013.

US Lawns have been busy trimming the bushes at the townhouses. Rob TeCarr (owner) has recommended that ivy climbing the sides of the units be kept to a minimum as it can damage the brick and siding. A letter was sent to an owner whose ivy has reached the roof, has covered a window & has impacted the neighbor's gutter. We requested the owner remove the ivy.

Jon Hanna, owner of Ecologic, has completed the annual tree maintenance work.

Website

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



Townhomes

The repairs for Townhome II began the week of August 27th while the work at the Highgrove Townhomes will take place in September. Added to this list will be a few repairs the termite inspectors have noted. David Carroll & Gregg Melville will be handling the work.

Termite inspections were held on August 13th & 14th. The make-up date for this important inspection will be on September 21st & letters will be sent to owners who were not available for the August inspections.

A member of the Townhouse Committee requested that we get a bid to repair the railings for Townhome I & get a price for iron railings to replace the wooden ones. This information was given to the committee & Bud Matthews will begin repairs on September 10th.

Reserve Study

We will have a preliminary meeting with Bruce Raymond to discuss the specifics of the SVHOA Reserve Study in October (2012). In November we will have a kick-off meeting to include Board members & interested community members. The project will be complete by mid-February (2013).

Alley Repairs

Asphalt Enterprises will complete the alley repairs by September 6th, weather permitting. The notice & maps of the areas to be repaired are posted on the website.