



**Southern Village Homeowners Association
Manager's Report
September 30, 2012**

Financials

August financials are complete & posted on the community website.

Work Orders

Since August 31st we have opened 10 work orders. Also, during that same time, 7 work orders have been closed.

Landscaping

Ruppert Landscape will be busy aerating and fertilizing the turf in October. The crew added purple pea gravel to the two Brookgreen Parks & created berms at the two entrances to Arlen Park to reduce run-off. Estimates for a number of projects to add to the 2013 "wish list" will be presented at the October Board meeting.

The crews at US Lawns have completed the pruning at the townhouses. Turf aerating & fertilizing will take place in mid-October.

Arborist Jon Hanna will be managing the work he recommended in the tree report last spring. He has made an additional report with recommendations for 2013 tree maintenance & enhancement that has been shared with the Board President and Treasurer.

Townhomes

David Carroll & Gregg Melville have completed the roof repairs for Townhome II & Highgrove Townhomes. Several repairs noted during the termite inspection have also been done.



Townhomes (continued)

The crew at Bud Matthews completed the repairs to the railings at Townhome 1.

Reserve Study

Peggy met with Bruce Raymond to discuss the specifics of the SVHOA Reserve Study. In October we will have a kick-off meeting to include Board members & interested committee members to answer questions. The project will be complete by early February 2013.

Website

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

Alley Repairs

Asphalt Enterprises completed the alley repairs.

SVHOA Complaints

One complaint was received by Berkeley during the month of September.