



**Southern Village Homeowners Association  
Manager's Report  
June 30, 2013**

**Financials**

Monthly financials are posted on the community website.

**Work Orders**

Since May 31<sup>st</sup> we have opened 2 work orders & closed 5 work orders.

**Landscaping**

Ruppert Landscape (common areas) & US Lawns (townhomes & courtyard homes) continue the weekly landscape maintenance. The crews also cleaned up areas following a severe thunderstorm in mid-June.

Next, three pop-up drains were placed in Arlen Park. However, the deluge of water from recent thunderstorms was too much for the drains to handle. The drains will be removed as will the two barriers by the park entrance steps. We will continue to investigate other possibilities for managing Arlen Park drainage.

Last, a decision, by Rainer, was made to experiment with grasses in both a sunny section & a shady section of Arlen Park. These grasses have been planted.

**Townhomes**

Townhouse Committee selected CertaPro (David Kreeger) to paint & repair the exterior of all townhouses. Townhouse owners & tenants have received letters outlining the process & timelines. The letters also request the removal of screens & personal property before units are painted. Additional notices will be delivered to units shortly before the work begins. The painting project started on Monday, June 24<sup>th</sup> & will continue into the fall.



## **Special Projects**

Berkeley is managing two special projects for SVHOA. First, Ruppert Landscape is repairing the retaining walls throughout Southern Village, specifically those owned by the HOA. The largest stone work is along the Eastgreen side of Arlen Park. All stone work will be complete by early July.

Next, Berkeley continues to bring in experts to review & suggest solutions for the drainage at Arlen Park. Presently we are working with two professional engineers on proposals. We plan to share those proposals at the July board meeting.

## **ARB**

First, there have been significant changes to the membership of the ARB, with three long time members leaving & three new members joining this important committee of SVHOA Board of Directors. The community website has been updated to reflect the current members of the ARB.

Second, a formal appeal to the Board of Directors of a recent ARB decision has been received. All concerned parties have been contacted by Berkeley. All were made aware the appeal will be heard on Tuesday, July 23<sup>rd</sup> during the open comment section of the Board of Directors Meeting.