



**Southern Village Homeowners Association
Manager's Report
August 31, 2013**

Financials

Monthly financials are posted on the community website.

Work Orders

Since July 23rd we opened 1 work order & closed 3 work orders.

Landscaping

Ruppert Landscape (common areas) & US Lawns (townhomes) continue the weekly landscape maintenance. In September the focus will shift to aeration with seeding & fertilizing turf. One alley was trimmed & a sinkhole near one of the ponds was filled.

Arborist Barney Kohout has cataloged all the street trees lining the sidewalks & greenways. He also pruned these trees & cut back foliage from common land that was obstructing walkways. We have requested he give estimates for work on all Southern Village trees. Also, we (BPM) sent a letter, with Barney's existing report, to the town of Chapel Hill requesting action on the trees mention in his report. There is no question the Board will need to provide strategic direction at its October meeting on how it wants to handle (& fund) trees maintenance.

Townhomes

David Kreeger from CertaPro continues the townhouse painting project. The crew is working on TH 2 & will move to TH 1 sometime in September. The summer rains & the number of repairs needed have contributed to many delays.