

January 20, 2018

Dear Southern Village Homeowners Association Members,

Enclosed are informational materials for this year's SVHOA Annual General Membership Meeting, scheduled for Tuesday, February 20, 2018 at 7:00 pm in Ascension Hall at Christ Church, located at 800 Market Street. You'll find this year's budget, along with a ballot for the election of one board member.

In late 2017, the board was made aware of some deficiencies in our storm water management ponds and therefore will be spending money from the reserve account in 2018 to bring the ponds back into compliance. The remediation work includes patching two culverts, removing bushes and small trees from pond embankments, removing dead trees, and most significantly, dredging inlets into two of the four ponds. As a result, the board has decided to increase detached dwelling and townhouse dues by \$10 in 2018. Dues also were increased by lesser amounts for condominiums, apartments and Market Street Association, specifically to address the storm water remediation and maintenance contract.

As you know, the primary purpose of the SVHOA is to maintain the common areas of the Southern Village and to oversee the covenants each of us entered into when we purchased property in Southern Village. I applaud the members of the SVHOA Board of Directors and the SVHOA Architectural Review Board for volunteering their time for this endeavor, and I encourage you to consider volunteering some of your time to the Homeowners Association. Some HOAs have special committees to improve playgrounds or parks, to schedule social events, to distribute neighborhood news. If any of these ideas appeals to you, I encourage you to participate. There is a particular need for new participation among townhome and condominium owners.

In that spirit, I last want to acknowledge the passing of SVHOA President Arun Kilara, who died in October. Arun lived in and served this community for many years, as a townhome committee member, on the ARB, as a member of the Board of Directors and eventually as president of the association. We are grateful for his service and saddened by his passing.

On behalf of the Board, I urge you all to participate in voting and attending the Annual meeting.

Sincerely,

Susana L. Dancy
President, Southern Village Homeowners Association Board of Directors

Southern Village Homeowners Association

January 20, 2018

To: SVHOA Members
Fr: SVHOA Board of Directors

Re: 2018 Annual General Meeting
Tuesday, February 20, 2018
7pm to 8pm
Christ Church

The 2018 Annual General Meeting of Southern Village Homeowners Association will be held at Christ Church Ascension Hall @ 7:00pm on Tuesday, February 20, 2018. Registration of owners will begin at 6:30pm. The meeting will start promptly @ 7:00pm.

The most important purpose of the meeting is to elect one director to the Association's Board of Directors. **Candidate information, as has been provided to us, is included in this mailing package.** Also, a proposed meeting agenda is included in this mailing package.

Enclosed is a proxy for your convenience if you will be unable to attend the meeting. The governing documents for the Association call for 1/10th of the membership to be present in person or by proxy to have a quorum. It is essential to have a quorum, so please return your signed proxy if you will not be able to attend the meeting.

Questions? Please contact Berkeley Property Management at (919) 448-5150 (call or text) or send an e-mail to manager@southernvillage.org.

Please visit www.southernvillage.org for more Southern Village news.

**Southern Village Homeowners Association
Annual General Meeting
Tuesday, February 20, 2018
7pm to 8pm
Christ Church Ascension Hall**

Proposed Agenda

Establish Quorum

Open Comments

Call to Order & Approve Agenda

Approve Minutes of February 21, 2017, Annual Meeting

Elect **one** Board Member

- Further Nominations
- Candidate Questions
- Vote

Reports

- Treasurer
- Street Trees
- President

Other Business

Adjourn

Note, immediately following the AGM the SVHOA Board of Directors will meet

**Southern Village Homeowners Association
2018 Annual General Meeting Proxy & Ballot Proxy**

I/We, the undersigned member(s) of Southern Village Homeowners Association Inc., residing at _____ do hereby give my/our proxy for the Tuesday, February 20, 2018, Annual Meeting of the association, and any adjourned session(s) thereof, to _____ or, if unspecified to the President of the Board of Directors of the Association. The Proxy is hereby authorized to vote on any matter that may be brought before the membership.

Member/Owner Name: _____

Signature: _____

Date: _____

Please submit this proxy if you will be unable to attend the meeting. If you submit your proxy and then are able to attend the meeting, your proxy will be returned to you at the meeting at your request.

Send form to: Southern Village Homeowners Association, c/o Berkeley Property Management, 710 Market Street #21, Chapel Hill, NC 27516; Fax (919) 933-4097.

Optional Direction to Proxy: At the meeting, there will be an election of one new director. You may direct your proxy to vote for a specific candidate(s) checking the appropriate name(s) below or by filling in a write-in candidate(s). Should the slate of candidates change at the Annual General Meeting, please indicate whether you wish your proxy to abstain or to vote in his/her discretion on your behalf.

Choose by marking with an X or write in no more than **one** name:

Susana Dancy

If the candidate indicated above should withdraw his/her name from consideration, I direct that my proxy shall

(CHOOSE ONE)

Abstain from voting for any other candidate(s)

Vote for another candidate(s) in the sole discretion of my proxy

Candidate Statement

Susana Dancy

I have lived in Southern Village since 2001 and have served on the SVHOA Board of Directors for three years, as President since October. I love living in Southern Village because of the mix of people (ages, races, abilities), the beauty of the neighborhood and the availability of an active lifestyle. My professional life, as owner of commercial real estate and developer of mixed-use buildings, gives me a deeper understanding of the maintenance and budget issues affecting the neighborhood. I have a graduate degree in city planning and a particular interest in urban design. In my next term on the board, I would be interested in forming a committee to explore low-cost and potentially no-cost improvements to parks and other common areas, improving them as amenities for homeowners.

SVHOA	2017 Budget	2017 Actuals	2018 Budget
<i>Operating Income</i>			
Homes (Single Family, TH & Courtyard)	205,840	205,208	212,480
Apartments	4,150	4,150	4,650
Sub Associations	19,550	19,550	20,930
Class III	620	620	640
Market Street Association	-	-	1,000
Other Income	3,800	5,660	4,500
<i>Total Operating Income</i>	233,960	235,188	244,200
<i>Operating Expenses</i>			
Maintenance Expenses:			
Landscaping	41,600	43,848	48,500
Mulch (all areas)	8,000	7,570	9,000
Parks	17,000	18,219	15,000
Pond Care Contract	5,200	8,225	5,000
Pond Care- Major Maintenance	-	-	35,000
Trees (maintenance)	48,000	47,044	27,000
Trees (stump grinding and replacement)			13,000
Electric	3,000	2,887	3,000
Market Street Events	10,000	10,000	10,000
NC Symphony	2,500	-	2,500
Police Substation	5,000	5,000	5,000
Storm Water Charge	1,050	1,254	1,300
Trash Cans (Wkly Service)	7,800	7,950	7,800
SV Charity Events	400	-	-
Water & Sewer Common Area	4,500	6,096	6,000
Other/Contingency	1,000	500	2,000
<i>Total Operating Expenses</i>	155,050	158,593	190,100
<i>Administrative Expenses</i>			
Admin Misc/Bank Service Fee	500	383	400
Insurance	8,409	8,598	9,500
Legal	3,000	1,755	2,500
Management Contract Fee	36,200	38,800	40,100
Printing & Postage	3,300	5,138	5,000
Tax Return Prep	650	650	650
Procedural Review	10,000	-	5,000
Website	2,500	2,745	3,000
<i>Total Administrative Expenses</i>	64,559	58,069	66,150
<i>Total Operating & Admin Expenses</i>	219,609	216,662	256,250
<i>Net Income (Loss)</i>	14,351	18,526	(12,050)

**Southern Village Homeowners Association
Annual General Meeting (SVHOA AGM) Minutes**

800 Market Street
Tuesday, February 21, 2017
7:05pm to 7:55pm

Attendees

- SVHOA Board of Directors
 - Arun Kilara President
 - Susana Dancy Vice President
 - Jerry VanSant Treasurer
 - Dennis Carmody Member-at-Large (absent)
 - Steve White Secretary

- Berkeley Property Management
 - Tony Smith President
 - Peggy Akers Director of Operations

- Bryan Properties, Inc.
 - Dixon Pitt Project Manager

With quorum established, the meeting started at 7:05pm. Votes for the two open board positions were tallied. During this interim period, Dixon Pitt, Project Manager from Bryan Properties took the opportunity to activities discuss new programs associated with the Market Street commercial center (see attachment handout).

Highlights from Dixon Pitt's presentation included

- Marketing handout
- Event descriptions and timings
- Media partnerships
- Bicycle races

Tony Smith of Berkeley Property Management re-announced at approximately 7:18pm that the quorum requirement for both the meeting and the election had been met based on the number of votes tallied. Those voting results were shared directly with Arun.

With the quorum requirement satisfied, President Arun Kilara officially opened the Southern Village Homeowners Association Annual General Membership Meeting (SVHOA AGM) at approximately 7:20pm.

Meeting

- 1) The AGM minutes from the Tuesday February 16, 2016 meeting were submitted and approved by the Board.
- 2) The agenda for tonight's meeting was approved.
- 3) Berkeley recorded the votes for the two open positions on the board. The results are listed below.

Candidate	Votes	Unite Owners	% of Unit Owners
John Christian	77	668	11.5%
Arun Kilara	79	668	11.8%
Jim Buck	1	668	0.1%

Note: 82 persons, either in person or by proxy, attended the 2017 AGM Meeting (what this means is not everyone voted for two candidates, thus the reason the numbers do not add up to 164 votes, or 82 votes times 2).

Reports

- Treasurer
 - Jerry reviewed the 2016 actual and the final versions of the Treasurer's Reports covering the SVHOA 2017 Budgets. (See Financial Reports issued for the AGM meeting) The only changes in these budget documents vs. those shared at the November 2016 and January 2017 meetings related to minor changes occurring in December 2016. The budgets were submitted and previously approved by the Board.
- Communications
 - The New E-Mail Application that was included with the AGM information packet was briefly discussed.

Open Comments/Discussions

- One resident had a question concerning a request to plant a new tree in the grass strip between the sidewalk and the road where one appeared to be missing. The reason for its absence could either be it was never installed, or it was installed, removed, and never replaced. The individual was directed to contact the ARB.
- One resident had a question concerning the dumping of leaves and other landscape debris in a common area on the alleyways behind the townhomes on Westgreen Drive and the single-family homes on Winston Ridge

Drive. The dumping was done by US Lawns. US Lawns is contracted by the SV townhomes on Westgreen Drive. The individual was directed to contact the Berkeley and file a formal complaint.

- Several residents had questions concerning “non-SV” residents parking on Chapel Hill (CH) town owned roads. The following general guidance was given.

- a) If they are on CH town owned roads, and the people meet the town parking requirements then they can legally park there.

- b) If they are on CH town owned roads, and the people do not meet the town requirements then the residents have the option to contact the CH Police Department.

- c) If they are on SV alleyways, they should contact Berkeley.

- Several residents had questions concerning the Park and Ride not being free. The individuals were directed to contact the Chapel Hill Mayor’s Office.

- Several residents had questions concerning abnormally long storage of “PODS” moving containers on CH town owned roads in SV. The individuals were directed to contact the CH Police Department.

- One resident had a question concerning an easement and tree removal concerns involving a Dogwood Acres home and the SV common area around SV. The individual was directed to contact Berkeley.

- There was a discussion but no conclusion concerning the use of Morgan Creek Greenway money for trails.

As indicated in the January 10, 2017 Board Meeting a draft copy of the Board meeting minutes will be circulated via email through the Board for approval for Berkeley to publish. Once approved in this manner a copy of the approved minutes will be forwarded to Berkeley PM to publish for the SVHOA. Formal approval will be documented in the following meeting.

President Arun Kilara adjourned the meeting at approximately 7:55pm.

Next Meeting: The next AGM meeting is scheduled on February 20, 2018 @ 7:00pm at Christ Church (800 Market Street)

SVHOA Budget - 2017

	2016 Budget	2016 Actuals	2017 Draft Budget
<i>Operating Income</i>			
Homes (Single Family, TH & Courtyard)	182,600	185,210	205,840
Apartments	3,675	3,675	4,150
Sub Associations	17,250	17,250	19,550
Class III	550	550	620
Other Income	4,000	6,425	3,800
<i>Total Operating Income</i>	<i>208,075</i>	<i>213,110</i>	<i>233,960</i>
<i>Operating Expenses</i>			
Maintenance Expenses:			
Landscaping	41,316	47,998	41,600
Mulch (all areas)	8,000	6,540	8,000
Parks	12,000	16,222	17,000
Pond Care	5,000	6,535	5,200
Trees (Street Care)	57,000	55,782	48,000
Electric	2,900	2,773	3,000
Market Street Events	10,000	10,000	10,000
NC Symphony	2,500	2,500	2,500
Police Substation	5,000	5,000	5,000
Storm Water Charge	1,050	1,020	1,050
Trash Cans (Wkly Service)	7,800	7,800	7,800
SV Charity Events	400	-	400
Water & Sewer Common Area	4,300	4,605	4,500
Other/Contingency	179	480	1,000
<i>Total Operating Expenses</i>	<i>157,445</i>	<i>167,255</i>	<i>155,050</i>
<i>Administrative Expenses</i>			
Admin Misc/Bank Service Fee	1,000	374	500
Insurance	4,800	9,126	8,409
Legal	3,000	3,566	3,000
Management Contract Fee	36,200	36,200	36,200
Printing & Postage	2,500	3,703	3,300
Tax Return Prep	630	640	650
Audit	-	-	10,000
Website	2,500	1,885	2,500
Reserve Study	-	800	-
<i>Total Administrative Expenses</i>	<i>50,630</i>	<i>56,294</i>	<i>64,559</i>
<i>Total Operating & Admin Expenses</i>	<i>208,075</i>	<i>223,549</i>	<i>219,609</i>
<i>Net Income (Loss)</i>	<i>-</i>	<i>(10,439)</i>	<i>14,351</i>
<i>Transfer to (from) Reserves</i>	<i>-</i>	<i>(10,439)</i>	<i>14,351</i>

SOUTHERN VILLAGE



Town of Chapel Hill Easter Egg Hunt at Southern Community Park
Saturday, April 8 / 10 am - 1 pm

Super Cooper's Red Wagon Foundation Lunch participating merchants raising funds for Super Cooper Foundation
Saturday, April 8 / 1- 4 pm

SUPER COOPER'S LUNCH
@SOUTHERNVILLAGE



Super Cooper Foundation Family Fest Village Green
Saturday, September 16 / 1-8 pm

New for 2017!

TRIANGLE TRI VEG VEGFEST

Celebrate **Earth Day** with **Triangle VegFest!**
Sunday, April 23 | 12 pm -5 pm

Triangle VegFest 5K
May 7 | 8 am-1 pm (tentative)

Triangle VegFest Monthly Market
May 7, June 25, July 23, October 22
1 pm-4 pm
trianglevegfest.org



Carolina Brewery Beer Van at all VegFest events

CycloCross Biking event to benefit Public Schools Foundation
Saturday, September 30 / 9:30 am-5:30 pm

Weaver Street Market Fall Wine Show
Saturday, October 14

New for 2017!

THE FRIDAY CRAWL

Last Fridays, April 28-October 27
5:30-7:30 pm

Drink specials, appetizer specials, small plates
Outdoor seating and live acoustic entertainment on some dates.
Dates subject to change.



Terra Vita Grand Tasting Event
Saturday, October 21 / 1-4:30 pm

New for 2017!



If you can move, you can dance!

May 27 @ 7:00 pm; June 3 @ 7:00 pm; July 1 @ 7:00 pm;
August 5 @ 6:45 pm; August 12 @ 6:45 pm; September 2 @ 6:30 pm



Rasa Malaysia center of motion



Movies on Market

- May 27 **Rogue One: A Star Wars Story**
sponsored by Duke Energy
- June 3 **Lego Batman**
sponsored by Duke Energy
- June 10 **Men in Black**
20 year Anniversary sponsored by BNC Bank
- June 17 **Kong Skull Island**
sponsored by Duke Energy
- June 24 **Beauty and the Beast**
sponsored by Chapel Hill Economic Development
- July 1 **Guardians of the Galaxy**
- July 8 **The Sound of Music**
- July 15 **Power Rangers**
- July 22 **The Boss Baby**
- July 29 **Pirates of the Caribbean: Dead Men Tell No Tales**
sponsored by Chapel Hill Economic Development
- August 5 **Cars 3**
- August 12 **LA LA Land**
- August 19 **Wonder Woman**
sponsored by Performance AutoMall
- August 26 **Despicable Me 3**
- September 2 **Spiderman Homecoming**
- September 9 **Planet of the Apes**



Admission is **FREE** for movies in green type, and \$5.00 per person to all others. All movies subject to change and weather related events.

New for 2017!

WINE DOWN
WEDNESDAYS
@SOUTHERNVILLAGE

5-7 pm on Wednesdays | April 9-September 13
Dates subject to change



Mother's Day 5K

Presented by Fleet Feet Sports Carrboro & Durham and FIT4MOM

Sunday, May 14, 8 am
Benefits Girls Rock NC | Sign up at SportOften.com

NORTH CAROLINA SYMPHONY

Free

Tuesday, June 13
@ 7:30 pm*
sponsored by

UNC HEALTH CARE

*blankets, low chairs, and coolers (no glass) allowed



CHAPEL HILL OPEN2.biz



@SOUTHERNVILLAGE

6:00 pm
No Cover Charge!

APRIL

- April 9 **Gary Mitchell** (Acoustic Music With a Message)
- April 16 **Scandemondium** (Scandinavian Folk Music)
- April 23 **The Nashvillifiers** (Classic Country Music) and **The Old Well All Stars** (American Musical Potpourri)
- April 30 **Rooster Logic** (Original Rock/Funk Blend)

MAY

- May 7 **The Magnolia Klezmer Band** (Southern Village Favorites)
- May 14 **RPM** (Pop/Rock Covers) and **Secret Monkey Weekend** (Girls Rock!)
- May 18 (Thursday) **The Heart of Carolina Jazz Orchestra**
- May 21 **Will McBride Band** (Rock/Jazz Blend)
- May 28 **Dana and Sue Robinson** (Original Folk Music)

JUNE

- June 4 **Too Much Fun** ("Dancing Shoes" Original Rock)
- June 11 **The Durham Ukulele Orchestra** (The Mighty Uke!)
- June 13 (Tuesday) **NC Symphony Orchestra Concert**
- June 15 (Thursday) **Heart of Carolina Jazz Orchestra**
- June 18 **Armand Lenchek, Carter Minor, and Danny Gotham** (Great Guitars and More)
- June 25 **Wyatt Easterling and Wes Collins** (singer-songwriters)

JULY

- July 2 **Triple Fret** (Afro Pop/Reggae/Pop/Rock blend)

July 9

The Hill Country Cosmopolitans (Texas Swing) and **Stan Lewis and The Rocking Revelers** (Old-style Country Music)

July 16

Laura Ridgeway Trio (Acoustic Americana)

July 23

Swift Creek (Bluegrass)

July 30

The Pagan Hellcats (Original Roots Rock)

AUGUST

August 6

Idlewild South (Allman Brothers Tribute Band)

August 13

The Instruments of Justice (Soul Music)

August 20

Beer and Hymns (Grab a brew and sing along!)

August 27

Erich Lieth (Jazz) and **Saludos Compay** (Latin Music)

SEPTEMBER

September 3

Better Off Dead (Grateful Dead Tribute Band)

September 10

Jefferson Hart and the Ghosts of the Old State (original pop) and **The Well Respected Men** (Kinks tribute band)

September 17

The Heart of Carolina Jazz Orchestra

Picnics (and free will tips for the musicians) encouraged!



FREE Interactive Events
Wednesdays, 4:00-5:00 pm

EAT, MOVE, HEAL, GLOW, and GROW

APRIL

- April 5 **Free Your Chest** sponsored by Center of Motion
- April 12 **Body Back HIIT Class** sponsored by FIT4MOM Chapel Hill-Carrboro
- April 19 **Regaining Full Use of Your Neck** sponsored by Center of Motion
- April 26 **Body Awareness Through Exercise** sponsored by Snap Fitness

MAY

- May 3 **Power Yoga Class** sponsored by FIT4MOM Chapel Hill-Carrboro
- May 10 **Reiki, Massage & Facials for Stress Relief - Great for Moms** sponsored by Rishi Salon and Spa

May 17

Hot Yoga
sponsored by Red Room Yoga

May 24

Boost Fertility With Acupuncture
sponsored by Southern Village Acupuncture and Herbology

May 31

Pub Theology*
sponsored by Christ United Methodist Church

JUNE

June 7

Pub Theology*
sponsored by Christ United Methodist Church

June 14

What Type of Workout is Best for You?
sponsored by Snap Fitness

June 21

Coffee Concoctions That Make You Feel Good (free samples) sponsored by La Vita Dolce

June 28

Health Coaching: Partnering for a Healthier, Happier You sponsored by FIT4MOM Chapel Hill-Carrboro

JULY

July 5

Healthy Summer Hair & Nails - Do's, Don'ts, & Styling Tips sponsored by Rishi Salon and Spa

July 12

Benefit of Proper Shoes and Insoles
sponsored by Fleet Feet Carrboro-Durham

July 19

Probiotics & Digestive Health
sponsored by Weaver Street Market

July 26

Pub Theology*
sponsored by Christ United Methodist Church

AUGUST

August 2

Coffee Concoctions That Make You Feel Good (free samples) sponsored by La Vita Dolce

August 9

Personal Training—is it for you?
sponsored by Snap Fitness

August 16

Emphasize Your Assets
sponsored by Center of Motion

August 23

How to Structure a Training Program
sponsored by Fleet Feet Carrboro-Durham

August 30

Latest Wellness Trends
sponsored by Weaver Street Market

SEPTEMBER

September 6

If Sitting Up Straight is Good for You, Why Is It So Hard?
sponsored by Center of Motion

September 13

After Summer Skin Rejuvenation Through Clinical Peels
sponsored by Rishi Salon and Spa

September 20

Stroller Strides Class
sponsored by FIT4MOM Chapel Hill-Carrboro

September 27

Having Headaches? Let Acupuncture Help You.
sponsored by Southern Village Acupuncture and Herbology