

Dear Neighbors,

Wow...what a year! Aren't you glad it's 2021? I certainly am. But even with all the challenges of 2020, I can look back at the accomplishments of the Southern Village community and be proud of our accomplishments. It has been a combined effort by the Board of Directors, HOA management and several ad hoc committees.

For the last three years, one of the Board of Directors priorities has been to assess, maintain and improve HOA-owned properties, specifically the common areas that people use or might use. The COVID-19 pandemic has slowed our progress, but it also has made the importance of these areas even more clear. The HOA-owned facilities, from parks to greenways to playgrounds to athletic fields, are valuable assets for Southern Village homeowners, visitors, and town residents at large. We are indeed lucky in this regard, and it is paramount that we manage these assets properly.

For reference, the parks and common areas were assessed by NCSU's Natural Learning Initiative in 2019, their recommendations were presented at the 2020 Annual General Meeting, and the board has approved initiatives at three specific locations in Southern Village: the two Pocket Parks at the Edgewater Circle and Brookgreen Dr intersection; the children's playground at the intersection of the greenway path and Edgewater Circle; and the cemetery, nature trails and natural areas in Arlen Park. These five projects, and establishing other priority areas, will be part of the scope of an ad hoc Parks & Common Areas Committee, to be appointed at our first board meeting in 2021. The board is eager to receive the committee's recommendations and make decisions on how to move forward.

Still, 2020 was not a complete loss. Common area improvements initiated this year included:

- Installation of four park benches at Brookgreen pond (Pond 2) along with three trees to provide shade.
- Replacement of 18 street trees, plus seven trees in the common areas. In addition to the three at Brookgreen pond, three were planted at Unwin Circle and one was installed at Central Park (soccer field).
- Raised the canopies of street trees throughout the neighborhood to reduce damage to trees by taller vehicles.
- Hired a Duke Forest professional to assess wooded areas along bike paths and trails to assure maintenance meets recommended forestry practices.

Here are some of other 2020 accomplishments:

- Painted playground structure at Market Park.
- Added steps to the stairs between the greenway path and Fan Branch trail, to prevent erosion.
- Revised Architectural Review guidelines to reflect current trends in solar power. Solar panels are now allowed on the street-facing side of houses.
- Restored the Arlen Park Cemetery headstones. Cleared underbrush from the cemetery. Appointed an ad hoc committee to make recommendations for the cemeteries, resulting in plans to install a motion-detector camera at the Arlen Park cemetery to discourage further vandalism and to install signs alerting visitors of the cameras.
- Solicited and reviewed proposals from HOA management companies; renewed contract with Mill House Properties.

Lastly, the Board and management company have kept their eyes on longer-term assets that SVHOA must maintain:

- Ponds continue to be monitored closely as they age. Upstream erosion of sediment flowing downstream into SV ponds has affected water levels. Pond 1, (on Highgrove Drive, near Graylyn Drive) had significant sediment removed in late fall and the board is monitoring all ponds with stormwater experts and engineers. Pond 3, near the Southern Village apartments, will need sediment removal in 2021 or 2022 due to erosion upstream.
- Alleys have been evaluated and a work plan is in place to address deficiencies in some of the alleys and maintain those without deficiencies. Work should begin this year.

Yes, it has been a full 2020. I personally want to thank my fellow board members, the Architectural Review Committee (who meet monthly to evaluate changes to houses...approving 37 application this year!); those who have served on ad hoc committees; and Patsy Smith, our community manager with Mill House Properties. This is *your* neighborhood, and many hands make light work. Please consider how you might contribute to making Southern Village an even better place to live.




With gratitude,

Susana L. Dancy,
SVHOA Board Chair on behalf of the SVHOA Board of Directors



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January 29, 2021

Dear Southern Village Homeowner:

This has been a year we will never forget. Due to COVID-19 it is not possible to safely host an in person meeting for the 2021 Southern Village Annual General Meeting (AGM). The Board of Directors has crafted a hybrid meeting, there will be two parts. First part, a mail-in meeting, this packet contains what is necessary to have the AGM; President's message, the biography of the resident running for office, 2021 AGM minutes for approval, 2021 budget and Treasure's report and a ballot for voting. The second part will be a Zoom meeting hosted by the board to answer any submitted homeowner questions. This Zoom will be on February 16th at 7:00PM (the link is provided in the packet). **Because the Board must have quorum to conduct business, please send in your ballot as soon as possible. We must receive your ballot by February 11, 2021. If a quorum is not established, the Board will need to organize another mail-in process.**

Owners can submit questions to Board members for the Zoom meeting. These questions will be answered during the Zoom call on February 16th and posted to the front page of the Southern Village HOA website at www.southernvillage.org. When you return your ballot please include any questions or concerns you may have. You may email or mail your ballot to the Mill House Properties addresses included on the ballot.

Thank You.

Mill House Properties

Sam Benen

I moved to Southern Village in 2016 with my wife, Rebecca. In 2019, we welcomed the arrival of baby Beau. Multiple members of our nuclear family live in Chapel Hill as well. We are putting down roots here and are committed to Chapel Hill and the local community at large.

I am volunteering to be on the SVHOA board in service of our common objective of ensuring that Beau and the other kids in SV grow up in a nurturing and thriving place they will be proud to call home. I humbly submit that you, my neighbors, might deem my skill set and perspective useful to have on your HOA board in furtherance of that objective. I have been a financial markets professional my entire adult life and in my youth I was a chess champion. Second nature to me are strategic planning, analytical forethought, steadfast objectivity, and a no-nonsense approach that constantly strives for wise decision-making and achieving the best possible outcomes. I sincerely hope I could be of service in achieving good outcomes for Southern Village, to all our mutual benefit.

If you run into us on the Fan Branch trail, at Merritt's pasture, Weaver Street Market, or picking up takeout at Rasa Malaysia, please don't be bashful; we'd be delighted to strike up a conversation. Plus, Beau is a real charmer!

**Notice of Meeting by Mail and Ballot
For Southern Village Homeowners Association.**

**Tuesday, February 16, 2021
By Mail/Zoom**

Pursuant to N.C. Gen. Stat. § 55A-7-08, please take notice that the annual meeting of the Southern Village Homeowners Association is being conducted by mail for the purposes of (1) electing one individual to serve on the Board of Directors of the Association for a term beginning in 2021 and (2) to approve the 2020 Annual Meeting Minutes.

ALL BALLOTS MUST BE RETURNED NO LATER THAN 5:00 P.M. ON Thursday, February 11, 2021, and the presence of a quorum will be determined from the ballots received as of that date and time.

Please return your ballots via regular mail to:

Southern Village HOA
c/o Mill House Properties LLC
1720 E. Franklin Street
Chapel Hill, NC 27514

or via fax to: (919) 968-7995

or via email to: hoa@millhouseproperties.com

or hand the ballot to a current board member

Mill House is inviting you to a scheduled Zoom meeting.

Topic: Southern Village HOA Annual General Meeting (AGM)

Time: Feb 16, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/8203914105?pwd=RVd4MTJMR01LVGpzM255WFZkVW1lUT09>

Meeting ID: 820 391 4105

Passcode: eGqbL6

Passcode: 976550

[PLEASE SEE NEXT PAGE]

Southern Village Homeowners Association.

BALLOT

1. ELECTION OF DIRECTORS

On the issue of electing one (1) individual to serve on the Board of Directors for the Association, I vote for the following (vote for no more than one (1) candidates):

- Sam Benen
- Write-in nomination: _____
- Write-in nomination: _____

Please note if you vote for more than one individual it will cause your ballot to become void

2. APPROVAL OF THE 2019 ANNUAL MEETING MINUTES

On the issue of approval of the 2020 annual meeting minutes, I:

- Approve** the 2020 annual meeting minutes.
- Do Not Approve** the 2020 annual meeting minutes.

Signature of Member

Print Name

Street Address in Southern Village

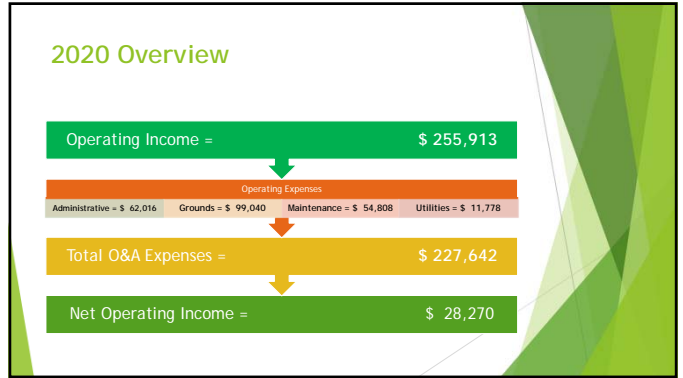
Date

Question or Comment for the Board:

Southern Village Homeowners Association 2020 Budget Review

2021 Annual Meeting
2-16-21

1



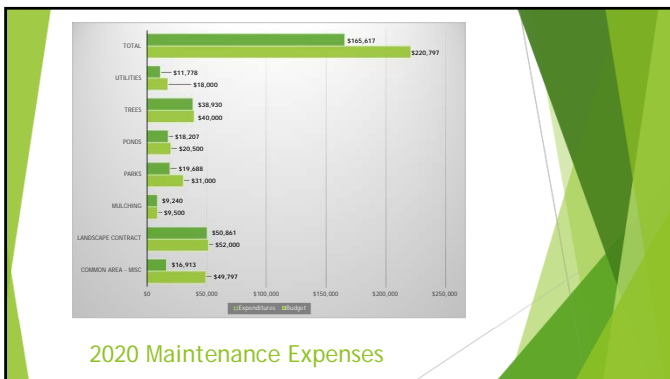
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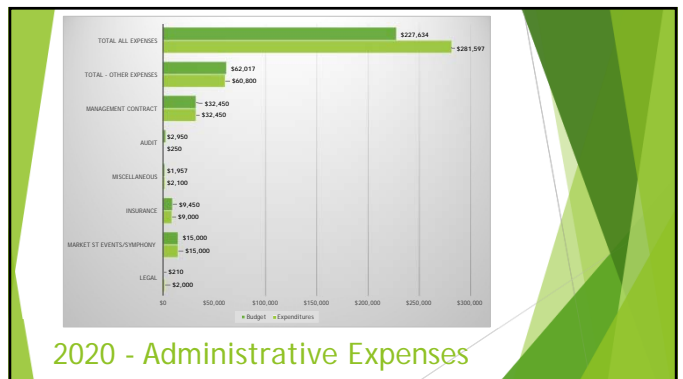
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- ## A Closer Look at Expenses
- Notes on Maintenance Expenses
 - Most expenses are close to budget
 - Common area expenses are lower than planned because funds for a capital needs assessment were not expended and further common area improvements are being deferred to 2021
 - Notes on Administrative Expenses
 - Most expenses are close to budget
 - The audit expenses are higher than projected because a full audit was determined to be needed

4



5



6

The Cemetery Project


- × The cemetery rehabilitation was a major project. It included:
 - × A restoration of the damaged headstones
 - × A cleanup of the cemetery
 - × A cleanup of the lower cemetery

7




Damaged headstones

8



Repairs Underway on damaged headstones

9



A restored and cleaned up cemetery

10

Other Projects



- × New park benches and trees we placed around the community

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SVHOA	2019 Actuals	2020 Actuals	2020 Budget	2021 Budget
Operating Income				
Homes (Detached, TH & Courtyard) (667 units)	\$ 212,598	\$ 219,120	\$ 220,110	\$ 220,110
Class III (2 units)	\$ 640	\$ 660	\$ 660	\$ 660
Condos (240 units)	\$ 25,000	\$ 26,450	\$ 27,600	\$ 27,600
Apartments (250 units)	\$ 5,348	\$ 6,000	\$ 6,000	\$ 6,900
Market Street Association	\$ 1,000	\$ 1,150	\$ 1,150	\$ 1,322
Late Fees	\$ 3,425	\$ 1,840	\$ 3,000	\$ -
Reserve Interest	\$ 3,175	\$ 578	\$ -	\$ -
Other Income (Rentals, Misc.)	\$ 1,803	\$ 115	\$ -	\$ -
Total Operating Income	\$ 252,989	\$ 255,913	\$ 258,520	\$ 256,592
Administrative Expenses				
Admin Misc. & Bank Fees	\$ 239	\$ 205	\$ 600	\$ 300
Audit/Financial Review	\$ -	\$ 2,950	\$ 250	\$ 400
Insurance	\$ 7,676	\$ 9,449	\$ 9,000	\$ 9,800
Legal	\$ 3,460	\$ 210	\$ 2,000	\$ 1,000
Management	\$ 34,850	\$ 32,450	\$ 32,450	\$ 35,000
Market Street Events	\$ 7,650	\$ 10,000	\$ 10,000	\$ 10,300
NC Symphony Donation	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000
Printing & Postage	\$ 1,663	\$ 1,752	\$ 1,500	\$ -
Total Administrative Expenses	\$ 58,038	\$ 62,016	\$ 60,800	\$ 61,800
Grounds				
Landscape	\$ 49,380	\$ 50,861	\$ 52,000	\$ 53,000
Mulch All Areas	\$ 8,980	\$ 9,249	\$ 9,500	\$ 9,500
Trees (Grinding/Replace)	\$ 15,180	\$ 9,060	\$ 10,000	\$ 10,000
Trees (Maintenance)	\$ 31,609	\$ 29,870	\$ 30,000	\$ 35,000
Total Grounds	\$ 105,149	\$ 99,040	\$ 101,500	\$ 107,500
Maintenance				
Capital Needs Assessment Study	\$ -	\$ -	\$ 10,000	\$ -
Unanticipated Capital Expenses	\$ 337	\$ 6,510	\$ 15,000	\$ 15,000
Common Area/Pond Improvements	\$ 45,040	\$ 10,403	\$ 34,797	\$ 20,000
Parks	\$ 17,947	\$ 19,688	\$ 31,000	\$ 30,000
Pond Care	\$ 4,080	\$ 5,304	\$ 5,500	\$ 5,665
Pond Major Maintenance	\$ 4,488	\$ 12,903	\$ 15,000	\$ 10,000
Total Maintenance	\$ 71,892	\$ 54,808	\$ 111,297	\$ 80,665
Utilities				
Electric	\$ 2,640	\$ 2,750	\$ 3,000	\$ 2,500
Storm Water Charge	\$ 1,364	\$ -	\$ 1,500	\$ 1,600
Trash/Recycling (Weekly Service)	\$ 9,090	\$ 7,828	\$ 9,500	\$ 10,000
Water	\$ 4,392	\$ 1,200	\$ 4,000	\$ 1,600
Total Utilities	\$ 17,486	\$ 11,778	\$ 18,000	\$ 15,700
Total Operating Expenses	\$ 252,565	\$ 227,642	\$ 291,597	\$ 265,665
Net Income (Loss)	\$ 424	\$ 28,270	\$ (33,077)	\$ (9,073)

**Southern Village Homeowners Association
Annual General Membership Meeting (SVHOA AGM) Minutes
Christ Church, Ascension Hall (800 Market Street)
Tuesday, February 18, 2020**

Attendees:

SVHOA Board of Directors

Susana Dancy, President
Rana Singh, Vice President
Alan Rimer, Treasurer
Susanna Trevino, Secretary

Mill House Properties

Michelle Johnson, HOA Office Manager
Patsy Smith, Director of HOA Operations

Management indicate that there was quorum in the room. A total of 94 persons were present either by proxy or in person.

At 7:05 PM Susana Dancy opened the Southern Village Homeowners Association Annual General Membership Meeting (SVHOA AGM).

Open Comments:

None from the audience.

Susana welcomed everyone and gave a few opening remarks. She introduced Mr. Moore from NC State University, Natural Learning Initiative. Mr. Moore and his department conduct the Southern Village common area improvement survey, he was here tonight to share the preliminary results of the survey.

Agenda for the February 18, 2020 meeting was approved.

The AGM minutes from February 19, 2019 were approved.

Board Election:

There were no additional candidates added to the candidate list. Mill House recorded the votes for the two open positions, the results are:

<u>Candidate</u>	<u>Votes</u>
Susana Trevino	94
Nancy Draughon	94

Common Area Survey Presentation:

Robin Moore, Director, Natural Learning Initiative
College of Design, NC State University

Robin discussed a variety of highlights from his "pending" report. He shared the preliminary findings from both the survey and the focus groups that were held in January. Areas identified as priority or focus for the Southern Village community are trails, play structures at existing parks, benches, grass (turf

or lack of in some common areas) and an interest for some common areas to remain “natural, a quiet space for reflection or play”. There was a question from the audience regarding the cemeteries located at Arlen Park and off Eastgreen, concern was raised about the damage to head stones and how this could be addressed. Robin respond by saying while cemeteries were not a specific focus of the survey that Arlen Park was and consideration to the cemetery would be taken into consideration. Alan Rimer addressed the question as well and stated that the BOD and Mill House were looking into repairs and possible to solutions to the vandalism.

Reports:

Treasurer

Alan Rimer gave a detailed presentation (with slides) which included a review of 2019 and the projected 2020 budgets. Alan addressed the 2020 budget and why the BOD would approve a budget with a deficit, explaining that the SVH HOA has a very healthy reserve and that the BOD intentionally decided to build in funds in the 2020 budget for common area improvements (based on Natural Learning Initiative survey results) and to hire a firm for a capital improvements study. Alan highlighted a few projects where the HOA dues were spent in 2019 (outside of operating/maintenance costs), including: a bridge, pond improvements, improved pathways/ trails and access to them with the installation of three sets of stairs.

Alan identified alleys as an area that will be assessed this year and will include reporting on the condition of all alleys. A strategic plan will be implemented based on results of assessments provided by the experts.

Questions were raised surrounding the current reserves and how the BOD managed these accounts/funds and how determinations are made regarding spending of the reserve funds. Alan explained that the BOD is charged with making these types of decisions and would not do so without proper examination of funds and would move forward on any projects after consulting with the experts opinions and with the use of past reserves studies and a future capital improvement study. Susana addressed the question as well making sure to reinforce that the current BOD is always looking forward and looking at the best way to use the HOA dues on community improvements and not just operating costs and did so as good stewards of the associations funds.

President

Susana did not give a specific report at this time as she stated in her open remarks that her focus was on community improvements and the results of the common area survey provided by Mr. Moore.

No New Business

The meeting was adjourned at 8:20 PM.

Next Annual Meeting: The next AGM is Tuesday, February 8th, 2021 at 7 PM at Christ Church (800 Market Street, Chapel Hill, NC 27516