






1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com

   millhouseprop

January 20, 2025

Dear Southern Village Homeowner:

The Board of Directors has decided to hold the Annual General Meeting in the same hybrid format as last year. There will be two parts. The first part is a mail-in meeting consisting of this package which contains what is necessary to have the AGM; President's message, the biography of three residents running for office, 2024 AGM minutes for approval, 2025 budget 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 Tuesday, February 18th at 7PM (the link is provided in the packet). **Because the Board must have a quorum to conduct business, please send in your ballot as soon as possible. We must receive your ballot by Friday, February 14, 2025. If the 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 Tuesday, February 18th 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 (ballot is a fillable document) or mail your ballot to Mill House Properties addresses included in the packet.

Thank You,

Michelle Johnson

Director of HOA Operations
Mill House Properties

Neighbors,

In my second year as president of the HOA I've recently been reflecting with great admiration for the work of our neighbors and board members as we navigated complex issues facing Southern Village. While the past year brought with it the normal management and maintenance challenges, there was one very specific and tremendous financial event we've faced head on.

Many of you who know me and have seen me out in the neighborhood know that I've been very transparent about the challenges brought fourth this year by the town of Chapel Hill's decision to fail our retaining ponds as part of their inspection process. This set us up against significant financial challenges in order to perform the necessary and incredibly expensive work that gets our ponds in proper order for the next 20 or more years. When faced with options ranging from special assessments levied against our community to significant increases in HOA dues, it was our board who stepped up when it mattered most and figured out an elegant way to manage this issue.

By negotiating aggressively with the town, carefully pruning and adjusting our budget, and by thoughtfully structuring the project of the pond repairs themselves, we've ultimately been able to navigate this issue in such a manner where most folks will be quietly unaware of all of the intense and careful work that went into orchestrating a solution. Should you have the good fortune to at any point meet Suzanne Lyman, our treasurer elected this year, please consider thanking her directly for her extensive work on this matter. She truly is a gem in this community.

Along the way we were of course forced to make tradeoffs given these challenges. One of the tradeoffs made in this effort was a reduced attention to some of the common area amenities that we're aware of needing repairs and upkeep. Our darling parks and play structures as well as our field area will be revisited in the coming year as we arrive on the other side of these major pond expenditures.

It wasn't all maintenance though - Southern Village itself found itself in the vanguard as one of the first communities to implement a ban on gas powered leaf blowers this year. Like any change or first mover moment, it's been at times a rocky path of enforcement and communication, but in general the adoption of the measure has been fantastic and support among neighbors steadfast.

As we look forward towards 2025 it is my hope that the next letter will be even more boring than this one. Ours is a vibrant neighborhood of some of the smartest, kindest people you'll ever meet, and my charge here on the board is to quietly maintain and sustain the wonderful structure and charm of the neighborhood that supports those here and attracts those of comparable quality. Doing this takes meaningful, organized, diligent work that of course is often thankless, but is something the board we've assembled has taken seriously and done our best to execute.

I would encourage you to communicate with us, engage with us, and help us as we move into the new year to understand the things you're seeing that we may not. We love the village deeply, but we are only five folks volunteering to take on a big task. I ask that you share in that ownership, share in that stewardship, and lend your voice and efforts where you might in order to move us forward together.

With that too comes volunteering, and at this moment I would like to express a very sincere and deep thanks to Christina Chenet, Karen Levine, and Bob Murden for their dedication and tireless contributions to the Architectural Review Board. Their efforts to ensure the sustaining of value, consistency, and aesthetic quality in our neighborhood are the backbone of why visitors are often so impressed with the charm and visual delight of our neighborhood.

As they cycle off the board, please join me in welcoming Melissa Bell, Carli Opland, and Brian Vanneman as the newest members of the Southern Village ARB. Volunteering and making the gift of their time, expertise, and effort is such a critical factor in sustaining the standards that make us the best neighborhood in North Carolina.

In that spirit, I hope you'll join us in our Annual General Meeting session to be held on February 18th at 7PM via Zoom. Hopefully we'll see you there. If not, as always we're just an email away. We read and respond to every single one, as quickly as we can.

Yours in service,

J. Kevin Kelly
President
Southern Village HOA Board of Directors

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

**Tuesday, February 18, 2025
7:00 PM
BY Mail/Zoom Meeting**

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 two individuals to serve on the Board of Directors of the Association for a term beginning in 2025 and (2) to approve the 2024 Annual Meeting Minutes.

All Ballots Must Be Returned No Later Than 5:00PM On Friday, February 14, 2025,
and the presence of a quorum will be determined from the ballots received as of that date & 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.

Zoom Link Below

Mill House is inviting you to a scheduled Zoom meeting.

**Topic: Southern Village Homeowners Association 2025 Annual General Meeting
Time: Feb 18, 2025, 7:00 PM Eastern Time (US and Canada)**

Mill House is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88291267490?pwd=3TXbbniYbcZifo2Ltu0yVcM8DRqBiH.1>

Meeting ID: 882 9126 7490

Passcode: 301333

**Southern Village Homeowners Association
Annual General Membership Meeting (SVHOA AGM) Minutes By Mail Meeting/ Zoom Conversation
Tuesday, February 13, 2024**

2023 AGM Minutes approved by mail. (69 approvals) Sam Benen was elected to the board for a 3 year term.

Zoom Portion of the meeting:

SVHOA Board of Directors in Attendance

Kevin Kelly, President; Rana Singh, Vice President; Sam Benen, Treasurer; Suzanne Lyman, Secretary; Kim Van Horn, Liaison ARB

Mill House Properties

Michelle Johnson, Director of HOA Operations , Tara Lacara, Finance Manager

The meeting was called to order by Kevin at 6:34 PM and he went through the agenda. He said there were opportunities for homeowners to serve either on the board or one of the subcommittees.

Open Comments:

The following were the comments from homeowners:

Kim noted that there is an open seat on the ARB. The committee lost two members and gained one and after their next meeting there will only be four members. The committee must have five members to function. They are looking for one new member. The ARB meets one night per month for 1-1.5 hours. Individuals can email Michelle if they are interested and state why they are interested.

Robert Murden spoke about his concerns for Highgrove. He is concerned about exterior maintenance and financial preparedness. He said that 2024 was the fourth year in a row in which annual dues increased by 15%. He requested that 1) budgets, spending accounts and reserve balances be shared with homeowners as soon as they are available. (according to Tara, the final 2023 budget is almost ready), and 2) that the Highgrove Townhome committee be activated. Highgrove townhome owners should have an active role in planning and budgeting. Homeowners need to have an active role in their monthly dues level. The Master association (SVHOA) should be supportive of the sub-associations' (Highgrove) efforts to form a committee and help in determining roles and responsibilities. Suzanne wanted clarification about whether Bob wanted a Highgrove committee or a townhome committee which would be represent all four townhome entities. Bob said he was interested in a Highgrove committee. Historically there was a townhome committee chaired by Rana with one member from each townhome entity. Kim thought that we borrowed against Highgrove's reserves to pay for the ponds, but Tara clarified that we did not borrow against these reserves. There was much discussion about how much would be in Highgrove's reserves at the end of 2024 and it was estimated that there would be about \$36,000 remaining in reserves after expenses. Bob also noted that in 2020, only half of the painting and trim project was completed, and Michelle said that three out of four roofs have been replaced and the fourth should be completed in 2024. Bob wanted to know what we could do moving forward to plan for these maintenance projects, and is Highgrove looking at another 15% increase in 2025. It was also noted that Highgrove currently pays \$286/month in dues and Kevin estimated that this amount is only 0.5%/year of the property value and that in many cases it is not

uncommon to pay 1%/year of the property value in dues. Historically, going back to 2018, Highgrove saw the major expenses coming but there wasn't support for raising the funds. Suzanne commented that a finance committee was recently formed, and it would be a good place to discuss townhome maintenance. A reserve study of all of the townhomes was suggested which Kevin supports and it was decided that a townhome committee and a reserve study would be placed on the agenda for the next board meeting. Rodger suggested that when Highgrove was built, there was probably an HOA which became defunct. They should be setting their own budget and reserves, and he maintained that Highgrove reserves should not be the business of the SVHOA. SVHOA should not be taking care of the townhome entities. Southern Village Master Association hasn't met since 2012. It has delegated some of its authority to the SVHOA which sets reserves for ponds, entrances, etc. Rodger suggested that when Highgrove was built, there was probably an HOA. Suzanne said Mill House typically sets the budgets and contracts the work. She noted that the SVHOA is intimately involved in hiring the contractors to do the maintenance on the townhomes. Tara said Mill House does everything at the discretion of the board and it would be good if every townhome entity had their own HOA. It would be expensive to create bylaws and covenants and it might be difficult to get homeowners to volunteer to be on the board. It would be expensive and difficult to do the legal work to set up an HOA for each townhome. SVHOA has to be involved because there are not separate HOAs. Rodger said Mr. Murden should rally his fellow townhome owners and set their reserves which they have a legal right to do. Kevin stated that we have a fundamental shared interest in the community. He thinks it would be untenable for each of those townhome entities to run with a sense of autonomy. He also wants to make sure homeowners can participate in budgets, reserves and allocation of funds. Rodger said the Highgrove homeowners need to dig into the past to see if there was an HOA with bylaws. This would be the same for all of the townhome entities and that the HOAs should be resurrected. Kevin thought we had some good plans for follow-up.

Karen Levine shared her concerns about the trees in Southern Village and the way mulch is piled up on the tree roots. She said several trees have been lost. They might have been saved if the mulch had not been piled up. She wanted to know if an arborist could check to see if the mulching is being done properly. Mill House contracts with Davey Tree and Michelle will talk to them as well as Ruppert who does the mulching. Kevin wanted to know what sets the protocol for mulching and wants to determine if there is a difference between what the landscaper does and what the arborist recommends. Bob said he is a Master Arborist and would be willing to volunteer to look at the situation. Kevin thought it would be helpful if Karen had any examples that could be forwarded to Ruppert.

Mike was concerned about the land rights separation and Kevin described the recent case in which a company called Groundly (in New York) purchased a house on Calderon and wanted to sell the house only and lease the land to the prospective buyer. Kevin believes this is a predatory practice and that the company has no investment in our community. He noted that the board talked about doing some legal work to see what our options are. Kim noted this was a way to purchase property at less than market value and questioned how we manage a company that doesn't work towards our community.

Lou shared his concerns about a tree in front of his house between the sidewalk and the street that is dead, and it has been about a year and the tree hasn't been removed by the town. He said that a branch fell and could have hit him. Someone came by to look at it, clipped a branch and left. He said the tree needs to come down. Michelle stated that she would make sure the tree was on the list for Chapel Hill to remove. The town removes the tree and SVHOA will plant a new one.

Drew had a question about the lack of speed tables or speed bumps on Glade. Kevin said this is a town issue and that there is an online reporting system to bring this to the attention of the town. Tara said that in the past the police and fire departments came out and that there might be concerns about parking and emergency vehicle access. This could be a reason that speed bumps were not put in place. Rodger thought that the town could approve the placement of the speed bumps and we could pay for it.

Opening Comments were closed.

The meeting was adjourned at 7:30 PM.

SV HOA Board meeting to follow immediately after AGM.

2025 AGM is tentatively scheduled for February 18, 2025 @ 6:30 PM

SVHOA	2022 Actual	2023 Budget	2023 Actual	2024 Budget	2024 Actual		2025 Budget
Operating Income							15% increase
Homes (Detached, TH & Courtyard) (664 units)	228,886	245,680	243,730	282,200	270725		324530
Class III (2 units)	692	740	740	850	850		978
Condos (230 units)	29,210	31,280	31,280	35,880	35880		41262
Apartments (250 units)	7,750	8,750	8,750	10,000	10000		11500
Market Street Association	1,389	1,458	1,458	1,676	1676		1927
Prepaid HOA assessments					150		
NSF fee					35		
Late Fees	1,840	-	2,495	-	1120		
Reserve Interest	1,197	-	4,679	-	10		
Other Income (Rentals, Misc.)	-	-	7,759	-	3465		
Total Operating Income	270,964	287,908	300,890	330,606	323911		380197
Administrative Expenses							
Admin Misc. & Bank Fees	768	100	430	500	176		500
Audit/Tax Returns	1,000	500	800	-			800
Insurance	10,035	11,300	10,841	12,000	11,655		12,000
Legal	25	1,000	4,225	2,000	3,151		2,000
Management	35,000	35,000	35,000	40,000	40,000		40,000
Market Street Events	10,000	10,000	10,000	10,000	10,000		10,000
NC Symphony Donation	5,000	5,000	5,000	5,000	5,000		5,000
Reserves	-	-	4,200				
Total Administrative Expenses	61,828	62,900	70,496	69,500	69,982		70,300
Grounds							
Landscape	44,966	58,920	69,109	62,664	53,838		62,664
Mulch All Areas	9,813	10,079	10,107	10,956	10,956		10,956
Trees (Grinding/Replace)	2,500	18,000	18,000	15,000	13,920		
Trees (Maintenance)	41,108	42,000	64,820	50,000	50,190		35,000
Total Grounds	98,386	128,999	162,036	138,620	128,904		108,620
Maintenance							
Common Area- Maintenance	55,396	20,000	13,261	20,000	13,209		20,000
Common Area/Pond- Improvements	18,263	25,000	24,673	-	(89)		-
Irrigation					436		
Parks- Improvements	40,434	75,000	95,339	-	69		7,000
Pond- Maintenance Contract	6,396	6,700	6,652	6,700	8,942		12,000
Pond- Major Maintenance	25,900	25,000	22,934	100,000	116,188		111,425
Total Maintenance	146,389	151,700	162,859	126,700	138,755		150,425
Utilities							
Compost	260	1,560	3,905	4,680	3,900		4,680
Electric	2,751	2,652	3,154	2,800	3,864		2,800
Storm Water Charge	4,091	1,700	-	1,700	2,727		1,700
Trash/Recycling (Weekly Service)	7,913	10,680	13,772	10,680	5,950		10,680
Water	3,920	1,697	4,088	4,000	3,817		4,000
Total Utilities	18,936	18,289	24,919	23,860	20,258		23,860
Total Operating Expenses	325,539	361,888	420,310	358,680	357,899		353,205
Net Surplus/ Loss	(54,576)	(73,980)	(119,419)	(28,074)	(33,988)		26,992
Reserve Balance as of 12/31/22	122,183						
Reserve Balance as of 12/31/23	1,577						
Pinnacle checking	98,776						
Pinnacle money market	22,656						

Candidates for the Southern Village Board of Directors

Robert Giacomelli

I bring a well-rounded perspective to the Southern Village Homeowners Association. Having lived here both as a renter and now as a homeowner in the neighborhood, I understand the needs and concerns of diverse residents. With two young boys starting at Scroggs Elementary, my family is deeply invested in the community, and we've had the privilege of forming friendships with neighbors from across the U.S. and around the world. My prior experience with a property board has given me insight into effective governance, and I'm eager to apply those lessons here. Southern Village is not just where we live—it's home. I'm committed to contributing to its growth and vitality, and I view this as a meaningful way to help make our community even better.

Kevin Kelly

Kevin and his wife Caroline moved to Southern Village in 2020 along with their 8-year-old son Bram after returning to North Carolina following stints in Denver and Pittsburgh. They are both UNC alumnus, and it was there that Caroline tutored at Scroggs elementary and famously brought Kevin to the village for walks after falling in love with the new urbanist design. When a new job offer for Caroline gave them a chance to return to the area they jumped at it and patiently waited for an opportunity to live in Southern Village, a community that has long held a special place in their hearts. Today Kevin is the CEO of an HR technology startup, developing new tools for leadership development and high-performance work cultures and hopes the skills he's honed as an executive can be of service in supporting the continued growth of Southern Village.

Rana Singh

My wife Karen, our sons Saku and Dil, and I have lived in Southern Village for eighteen years. We started in a townhome and then moved to a house up the block as our family grew. We like Southern Village so much that we acquired a few more townhomes that we rent out. I'm a commercial airline pilot and a North Carolina licensed General Contractor. Prior to being a pilot, I owned and ran a construction company. We still enjoy designing and building. Southern Village is a special community. We love that the kids can walk to school or to the Market Street shops, that we can ride bikes and hike and see friends of all ages within a few blocks. We love having Weaver Street and the pharmacy and parks nearby. Like most of us, we are deeply vested in Southern Village and care about its future. For the last few years, I have had the privilege of serving as vice president of the SVHOA board and as a townhome representative. In this time, I've acquired a deep understanding of the needs of our community and the impacts of the decisions we make. I've acted as a liaison between SV townhome owners and contractors on several recent projects. There are many important decisions to be made in the coming years, and my experience in construction and working with contractors has provided a valuable perspective to those discussions. I hope I can continue to serve, by offering perspectives from both single family as well as townhome owners. Thank you for your consideration.

Southern Village Homeowners Association.

BALLOT

1. ELECTION OF DIRECTORS

On the issue of electing two individuals to serve on the Board of Directors for the Association, I vote for the following (vote for no more than one (2) candidates):

Robert Giacomelli

Kevin Kelly

Rana Singh

Write-In Candidate _____

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

2. APPROVAL OF THE 2024 ANNUAL MEETING MINUTES

On the issue of approval of the 2024 annual meeting minutes, I:

Approve the 2024 annual meeting minutes.

Do Not Approve the 2024 annual meeting minutes.

Signature of Member

Print Name

Street Address in Southern Village

Date

Question or Comment for the Board:
