



1720 East Franklin Street
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**Countryhouse Service Group V
Management Report
March 20, 2024 – April 16, 2024**

Financials

Monthly financials will be shared by Tara Lacara, Finance Manager, with the treasurer, Martha Martin, by the 10th of each month, Martha will approve and then share with the full board. Mill House and the board now match on the cash balance going into 2024.

Delinquency

There are currently five accounts past due.

Work Orders

During the period of March 20 through April 16, Mill House opened 19 work orders, the status of the work orders are; 7 were completed, 4 are assigned to vendors, 4 are scheduled and 4 are new. A work order is not marked complete until the invoice is paid, some of the "assigned" work orders are in the accounting process. If a work order is marked complete and there is no amount noted, this means it was either a non-HOA issue or the maintenance committee or a vendor was able to address it at no charge.

Community Wide Work

The tree has been removed at 415 Wintercrest East by Tree Men.

The tree at 425 Wintercrest East will be removed by Bartlett on April 19 (weather dependent).

Giles Flythe checked out the garage foundation at 388 Lyndfield on April 10. The report will be shared with the board when it is received.

The board approved work on the garage door at 302 Baneberry. The proposal has been signed and will be scheduled.

Six ARB requests have been submitted since the last Manager's Report.

Mill House emailed all homeowners about the input session on landscaping, the drainage and erosion project and the spring block party.

Mill House will schedule termite inspections with Pest and Termite Consultants for May.

Pressure washing was done in half of the closes last year. Mill House will ask Greg Tilley for a quote for pressure washing the other half.

CTI cleaned gutters last year in June. Mill House will get a quote for doing the same this year.

Mill House Properties is located at 1720 East Franklin Street, Chapel Hill, NC 27514

Office Hours: Monday - Friday 9:00am - 5:00pm and Friday 9:00am - 1:00pm

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