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**Countryhouse Service Group V
Management Report
June 19, 2024 – July 16, 2024**

Financials

Monthly financials will be shared by the Finance Manager, with the Treasurer by the 10th of each month, the Treasurer will approve and then share with the full board. Larry and Martha now approve all invoices in Appfolio.

Work Orders

During the period of June 19 through July 16, Mill House opened 14 work orders, the status of the work orders are; 6 were completed, 4 are assigned to vendors and 6 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. Landscaping requests are now being tracked through the work order system in Appfolio.

Community Wide Work

Pest and Termite Consultants conducted the termite inspections on Thursday, May 23. There were 22 units that were not accessible during the first inspection so Pest and Termite Consultants came back for a second inspection on June 13. There were three garages that were not accessible for the first or second inspections. Those homeowners have been notified that they must schedule an inspection at their cost.

Pressure washing began in the Beechmast, Sycamore, Weymouth, Linden and Whisperwood Closes on July 8 and will continue through July 22. Greg Tilley reports that all is going well.

The board approved Jcnjc for painting the front porches on Beechmast and the work has been completed. John King checked the porches and reported that Jcnjc did a good job.

John King met with foundation contractors for the garage at 388 Lyndfield. Mill House will share bids with the board as soon as they are received.

CTI completed brick work on walkways and steps.

Mill House received a quote from Kingford for replacing 16 garage windows and has also requested a quote from Window World. Both will be shared with the board.

MHP received bids from Logout, Treemen and Bartlett for tree work at 417 Wintercrest East, 467 Beechmast, 363 Linden and 350 Weymouth. All bids have been shared with the board. MHP recommends using Bartlett since it is the lowest bid. As soon as we have board approval, the work will be scheduled.

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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