



1720 East Franklin Street
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**Countryhouse Service Group V
Management Report
June 18– July 15, 2025**

Financials

Monthly financials will be shared by the Finance Manager, with the Treasurer by the 10th of each month.

Landscaping

Ruppert has been busy with regular maintenance and picking up fallen limbs after the storms. Ruppert provided a proposal for extra storm clean up. Community wide pruning has been slowed down by all of the rain and excessive heat. When pruning is complete, mulching of front beds and common areas will start.

Work Orders

During the period of June 18 through July 15, Mill House opened 37 work orders. Landscaping requests are now being tracked through the work order system in Appfolio. A work order report has been shared with the board.

Community Wide Work

The board decided to wait until the fall to apply RootX.. The RootX representative will get us an updated quote and reschedule the training.

The maintenance committee looked at the walkways throughout Countryhouse and created a list of 88 addresses that need repairs. Proposals were received from CTI and Juan Bautista. We are working on prioritizing the safety issues.




Mill House created a board approval to remove a bump in the asphalt at 482 Beechmast.

After receiving the engineering report from Giles Flythe for the garage at 464, CTI and Pinam provided quotes. The quotes have been shared with the maintenance and drainage committees. Once we have their recommendation about which quote to go with, a board approval will be created.



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Southern Outdoor Restoration completed gutter cleaning, roof blowing and pressure washing.

NC Drainage finished cleaning basins and jetting throughout Countryhouse. They provided a proposal for fixing the additional work that needs to be done which has been shared with the board. A RFP will be created so that the job can be sent out for proposal. The RFP will be sent to NC Drainage and Out the Door Plumbing.

The drainage committee chair is meeting with NC Drainage about the Crossvine drainage project so they can create a proposal.

Mill House created a board approval for drainage at 429 Wintercrest East. Both the maintenance and drainage committee recommended going forward with the proposal from CTI.

Mill House created a board approval for replacing the gutters around the chimneys at 302, 306, 308, 312, 313, 316 and 319 Baneberry and 328 Sycamore. If the gutters are not at least 5 inches, they should be replaced.

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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