



1720 East Franklin Street
Chapel Hill, NC 27514

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**Countryhouse Service Group V
Management Report
January 21– February 17, 2026**

Financials

The January financials have been shared with the treasurer. There are two homeowners who are more than 120 days delinquent on their accounts.

Landscaping

Now that the snow and ice has mostly cleared, Ruppert has returned to do maintenance work. Per the board, a contract for snow and ice removal was signed with Ruppert for a few icy areas.

Work Orders

During the period of January 21 through February 17, Mill House opened 19 work orders. A work order report has been shared with the board.

Board Approvals

The old gutter guards that were removed during the roofing project could not be found. Therefore, a board approval was created for installing new gutter guards where they were removed.

Drainage

Ruppert completed the drainage work at the Crossvine and Wintercrest East closes. Mill House and the drainage committee confirmed that the area has been cleaned up.

The board is discussing the next phase of the drainage project.

Community Projects

Garage Doors Unlimited completed the tune ups at all garages in the 321-329 Sycamore and 330-343 Whisperwood closes. Next, we will schedule the Weymouth close for March.

The board approved replacing the chimney windows at 302, 306, 308, 319 Baneberry and 328 Sycamore. Michelle and John met with CTI and decided to have CTI replace the window at 308 Baneberry first and make sure it works well before ordering the other windows.

The board approved replacing 15 garage windows. Kingsford started installing them on February 10 and those homeowners have been notified.



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Trees

Davey Tree provided a quote for the tree work for \$86,768. Mill House asked them to come down to \$80,000 since that is how much is budgeted for tree work in 2026 and they agreed. The Board approved the proposal. Davey started two days before the projected ice storm with three crews pruning the trees first in order to reduce risk of property damage and safety of residents in mind. Davey Tree expects to have all debris cleaned up by February 20.

Davey Tree left piles of wood chips that can be used instead of pine straw. MHP sent an email to all residents letting them know about the wood chip piles. The landscaping committee will decide where the wood chips will be used and how they will be distributed.

Mill House Properties is located at 1525 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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