



1720 East Franklin Street
Chapel Hill, NC 27514

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www.millhouseproperties.com
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**Countryhouse Service Group V
Management Report
February 18– March 17, 2026**

Financials

The February financials have been shared with the treasurer.

The Total Policy Protection, Umbrella and Director & Officers Insurance policies have been paid in full.

Landscaping

Ruppert has been performing their regular maintenance work, blowing and picking up debris. Ruppert is planning to apply mulch in early April. Shredded hardwood mulch will be placed in the front and side gardens of homes and pine straw will be used in the more natural common areas and on slopes.

Work Orders

During the period of February 18 through March 17, Mill House opened 14 work orders. A work order report has been shared with the board.

Board Approvals

The board approved replacing the walkway at 393 Lyndfield. The work will be scheduled with Juan Bautista.

The board approved having roots removed from the sewer line at 319 Baneberry. Out the Door Plumbing completed the work on March 13.

The board approved repairing the apron wall at 458 Beechmast. The work is being scheduled with Chief Roofing.

The board approved a garage roof repairs at 316 Baneberry and the work has been completed by Chief Roofing.

Drainage

Ruppert completed the drainage work at the Crossvine and Wintercrest East closes. Mill House will create a Request for Proposal for drainage work in the Wintercrest West, Wintercrest East and Crossvine closes. Once it is approved by the board, it will be sent to several vendors.

Community Projects

Garage Doors Unlimited will inspect and tune up garages in the Weymouth Close on March 17.

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 window is being custom made and is expected to arrive around mid April.



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The board approved replacing 15 garage windows. Kingsford completed the installation.

Mill House received an updated quote from RootX. The RootX representative has been invited to join the board meeting on April 21 via zoom to answer questions.

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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