



1720 East Franklin Street
Chapel Hill, NC 27514

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**Countryhouse Service Group V
Management Report
April 22– May 19, 2026**

Financials

The April financials have been shared with the treasurer.

Bernard Robinson filed for an extension for the 2025 tax returns.

Landscaping

Ruppert has been busy mowing and spraying to prepare for mulching. CPS, a sub contractor of Ruppert will return to finish mulching in areas they missed.

Work Orders

During the period of April 22 through May 19, Mill House opened 13 work orders. A work order report has been shared with the board.

Board Approvals

The board approved the proposal from CTI for deck repairs. CTI has completed all deck repairs.

The board approved the estimates from JcNjC for chimney work at 423 Wintercrest East and 324 Sycamore. JcNjC completed the work at 423 Wintercrest and 324 Sycamore.

The board approved repairs to the kiosk on Whisperwood and the work is being scheduled.

The board approved a lawn restoration at 386 Lyndfield to help drainage.

A board approval has been created for skylight replacement at 470 Beechmast.




Rental Cap Policy

Mill House sent an email to all homeowners reminding them that Mill House must have current leases on file for all rented units and also if homeowners are considering renting their units, they must fill out the Rental Application and it must be approved by the Board. The Rental Application was also added to the website.



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Community Projects

Southern Outdoor Restoration will start blowing off roofs and gutters on June 15. When they are finished, they will immediately start pressure washing in the Beechmast, Sycamore, Weymouth, Linden and Whisperwood closes.

Garage Doors Unlimited completed the garage inspection/ tune ups in the Linden Close on April 7. Wintercrest West inspection/ tuneups will be done on May 19.

The board approved replacing the chimney windows at 302,306, 308, 319 Baneberry and 328 Sycamore. CTI installed the windows at 308 Baneberry to make sure they worked well. Windows for the other units have been ordered and will be installed when they arrive.

Pest and Termite Consultants completed the annual termite inspections on May 12. The second inspection date will be shared as soon as it is scheduled.

The RootX product has been received. The maintenance team will set up appointments with homeowners to apply the product the last two weeks of June. The product will be applied in the pop up outside when possible. If a pop up cannot be found, the product will be applied in the toilet by volunteers.

The maintenance committee provided a list of chimney windows that need repairs. A board approval has been created.

The maintenance committee provided a list of 42 chimneys that need repairs. CTI is working on an estimate.

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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