



1720 East Franklin Street
Chapel Hill, NC 27514

Tel: 919.968.7226
Fax: 919.968.7995

www.millhouseproperties.com
[Facebook](#) [Twitter](#) [Instagram](#) millhouseprop

**Countryhouse Service Group V
Management Report
July 22– August 18, 2026**

Financials

The July financials have been shared with the treasurer.

Bernard Robinson filed for an extension for the 2025 tax returns. The deadline is October 15, 2026.

Landscaping

Ruppert has been busy mowing. They will also be spraying for weeds on hard surfaces, such as walkways. White flags will be placed at the entrance of each close after spraying is completed in that area.

Work Orders

During the period of July 22 through August 18, Mill House opened 11 work orders. A work order report has been shared with the board.

Community Projects

The pressure washing has been delayed due to watering restrictions. When the restrictions have been lifted, SOR will start pressure washing in the Beechmast, Sycamore, Weymouth, Linden and Whisperwood closes.

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. The windows are scheduled to arrive and the homeowners affected will be notified.

Mill House, the drainage committee and Ruppert looked at the drainage work needed in the Wintercrest East, Wintercrest West and Crossvine closes. Ruppert will update their quote. The board will decide which river rock or riprap will be used for different locations.

The RootX product is being stored in the landscaping garage. The maintenance team will set up appointments with homeowners to apply the product the last two weeks of August. 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 chimneys that need repairs. The board approved the estimate from JCNJC and the work has begun. JCNJC has finished the chimneys in the Crossvine close and are finishing up in the Wintercrest East close.

The board approved work on the walkways at 381,433, 416 and 425 and the work has been completed.

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

Michelle Johnson (Director of HOA Operations) michelle@millhouseproperties.com or (919) 428-8205

Annetta Hoggard (HOA Assistant Manager) hoa@millhouseproperties.com or (919) 448-5150

Finance Team hoafinance@millhouseproperties.com