

**Countryhouse Service Group V
Management Report
August 19– September 15, 2026**

Financials

The August 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 with regular maintenance. They will start fall trimming the week of September 21.

Work Orders

During the period of August 19 through September 15, Mill House opened 10 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 and Ruppert updated their quote. The drainage committee will meet to make the final approval of the proposal.

The maintenance committee will be distributing RootX the last week of September and the first week of October to the volunteers. They will be giving each volunteer information on contacting the homeowners in the closes they are assigned to set up their appointment. They will also do training of a couple of volunteers who have not done the application before. Once the maintenance committee assigns the closes, Mill House will notify residents who will be doing their application, so they can set up their own appointment.

JCnJC has finished the chimney repairs in the Crossvine, Wintercrest East, Wintercrest West and Brampton closes and is now working on the chimneys in the Lyndfield close.

Ruppert sent a snow and ice contract which has been shared with the board.



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Annual General Meeting

The Annual General Meeting is scheduled for November 15. The board is proposing an amendment to the bylaws allowing the annual meeting information to be emailed to homeowners. A majority of homeowners need to be present at the meeting, either by proxy or being present, in order for the amendment to pass. Therefore, if homeowners cannot attend the meeting, it is important to fill out a proxy. The proxy will be mailed to all homeowners by October 15.

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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