

**Countryhouse Service Group V
Management Report
September 16– October 20, 2026**

Financials

The September financials have been shared with the treasurer.

After talking to the Countryhouse Treasurer, Bernard Robinson filed the 2025 taxes.

Landscaping

Ruppert has been busy with regular maintenance and trimming shrubs.

The board approved the estimate for aeration and overseeding. Ruppert plans to start the work on October 19.

Work Orders

During the period of September 16 through October 20, 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.

The board approved the proposal from Ruppert for the drainage work in the Wintercrest East, Wintercrest West and Crossvine closes. Ruppert started the work on September 21 and expects to finish by October 13.

Volunteers will be doing the Rootx application the weeks of October 26th and November 2nd. Mill House sent an email to all homeowners with the details.

JCNJC has finished the chimney repairs that were approved by the board. They found 21 more chimneys that also need repairs. They provided an estimate and a board approval has been created.

The board approved the snow and ice contract with Ruppert. Mill House has signed the contract noting that Upper Beechmast, 455-461 Close and 468-484 Close are priority areas.

The owner of 397 Lyndfield reported a crack in the foundation. Giles Flythe is scheduled to do a structural inspection on October 23, 2026.



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Electronic Communication

After consulting the attorney, a bylaws revision is not required to allow the use of electronic communications for distribution of the annual meeting packets. (Per the Nonprofit Corporation Act) Residents can opt-in on AppFolio to receive communications by email. Instructions are included in the annual meeting packet that is being mailed to all homeowners. Mill House sent an email to all homeowners as well with the instructions.

Recycling

First Choice Disposal is no longer accepting some items for recycling. Mill House contacted another vendor. However, they are much more expensive.

Annual General Meeting

The Annual General Meeting is scheduled for Sunday, November 15 at 6pm at The Gathering Place. Mill House emailed information about the meeting to all homeowners and will send information about the meeting to all homeowners by October 15. Mill House will collect proxies and hand out ballots at the meeting.

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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