

Happy Spring!!

March 2013

To All Orchard Villa Owners:

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Grounds Report

Spring has sprung and the grounds crew is busy sprucing things up. A top priority this year is getting the sprinklers properly adjusted. We are really trying to correct the overwatering that has been taking place in some areas. It is wasteful and is damaging our buildings. Our grounds keeper is also working to replace sections of grass and to apply the proper treatments at the proper times. We will also be replacing a tree or two. We want to have beautiful grounds this summer.

Pet Problems!

We are having problems with some residents not cleaning up after their pets. We all know it was a long cold winter, and picking up poop at 15 below is no fun. But we all have to live together, and abide by the rules we accepted when we moved into Orchard Villa. If you are behind on your sanitary obligations it's time to get out, enjoy the nice weather, and do a little spring cleaning. Your neighbors will thank you.

Then, please stay on top of the situation and help keep our grounds clean and enjoyable for all. If you do not occupy your property, please pass this information along to your tenant or have your property manager pass it along to the tenant.

If you need assistance cleaning up your restricted common area the following individuals are available for hire.

Teri Ann Tibbetts—435-259-6761
Caroline Beaupre—435-210-1587
Jeff Martin—435-259-2552

For reference, our Rules and Regulations specify the following:

Pet Policy

- All pets shall be under control of the owner at all times, in compliance with the Moab City ordinance.
- Pets shall not be permitted to damage lawns, tree or shrubs or any property owned by the HOA, by urinating or dropping stools. The pet's owner shall immediately clean up and remove any stools deposited on our property.
- Pets are not to be left unattended in courtyards when the unit is unoccupied. Owners are responsible for restraining their dogs from excessive barking. Pets are not to be left out overnight on town home property.

Swamp Cooler Corner

It may be a little early but sooner or later we will be starting up our swamp coolers. It is imperative that your cooler does not leak on to the roof. It is bad for the roof, bad for the gutters, bad for the buildings and bad for the grounds.

Why is it bad for the roof? It stains the tile, may lead to mold growth, and is a potential source for leaks. Furthermore, wet tiles can freeze and crack at night.

Why is it bad for the gutters? Water pools in the gutters because they are not perfectly sloped. This mixes with sand, mud, mold, and bacteria and pretty soon you have mini “science experiment” going on up there. Plus, the constant additional weight of the leaking water tends to tear the gutters down over time. Also, please keep in mind that owners who have gutters are responsible for keeping them clean. Cleaning the gutters once a year ensures good drainage and helps reduce gutter related issues.

Why is it bad for the buildings? Water coming down off the roof will inevitably come in contact with the building. This can be due to many factors such as leaking gutters, no gutters, broken tiles, or just water’s amazing ability to get into things. If it gets behind the stucco, and it well may, that is particularly bad because it causes mold growth (behind the stucco) and ultimately stucco failure. It is expensive to repair stucco and buildings and we all pay for that.

Why is it bad for the grounds? What may not appear to be much of a leak will actually dump hundreds of gallons of water onto the buildings and grounds when running 24 hours a day (as swamp cooler leaks often do). This wastes water (which we pay for), causes mold growth, soggy ground, and generally unhealthy botanical conditions. Over the long run the soggy soil may even affect the structural integrity of the building foundation.

We hope this sheds a little light on an often overlooked topic. Take good care of your swamper and it will take good care of you. If you need help getting your cooler up and running, you can contact Moab Heating & Cooling (435-259-1519), Nelson’s Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259- 8324).

Thanks for being good Orchard Villa citizens and have a great spring.

**Sincerely,
Your Orchard Villa Board**

Board of Trustees, Orchard Villa Homeowners Association:

President - Sue Noah (435-260-1479)

Vice President - Christine Kallmeyer (435-259-6282)

Vice President - Alan Gillette (801-230-4932)

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