

Maintenance Projects

This will be the second spring in a row that four of our residential buildings get a makeover: repairing stucco cracks, applying two coats of protective elastomeric paint, painting gates, and repairing door jambs as needed. This year, the next four buildings on the north side of West Hale will be worked on, starting in mid-April. Please help out the workmen by taking down any objects that have been bolted into building walls and be patient while the work is underway. The "freshening up" for our buildings is worth it.

Rules and Regulations

While our covenants, conditions, and restrictions (CC&Rs) are the governing documents dictating how a homeowners association operates and what rules their owners, tenants, and guests must obey, the devil is always in the details. To that end, the board approved for distribution in 2008, a three-page resolution that itemizes the major rules and regulations to be followed by anyone choosing to be part of our community. Every homeowner should have a copy of these rules and regulations. If you are renting out your unit, please make sure that both the tenant and the agency managing the property have copies. For your convenience, we have enclosed a copy of our rules and regulations in this mailing.

Swamp Cooler Corner

Spring came early this year, meaning it's nearly time to once again fire up our swamp coolers. Please be proactive about any water leaking from your cooler onto the roof. It can damage and discolor roofs and exterior walls, and also create swampy quagmires near buildings. For help in servicing your cooler to get it up and running, please contact Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), or Riverside Plumbing & Heating (435-259- 8324).

RV Lot Parking Permits

As truck trailers and RV's roll into Moab with the warmer weather, please remember that to park in the RV lot is a courtesy provided only to our residents. To ensure compliance, we now require the display of a parking permit on all vehicles in the lot. If you need one, please contact a board member.

Animal Control Patrol

Because of persistent problems with barking dogs and dogs running free while not under the control of their owners, the board asked Moab Animal Control to resume handling our animal issues. Be advised that animal patrols have resumed in Orchard Villa to handle noisy dog & non-leashed pet complaints.

Please Bag It

As soon as the grass starts to green-up, the complaints begin about residents not cleaning up after their pets. The quickest, easiest way to get rid of a dog's waste is to put it in a plastic bag and either drop the bag in a trash can or flush the bag's contents down a toilet. The three dog poop bag kiosks on our grounds have all been filled, so there is no excuse for not courteously abiding by the rules.

Reserve Study Tutorial

Each homeowner association should develop a long range plan to properly maintain common area components like roofs, walls, gates, streets, and fences. Having such a plan has a number of significant advantages that relate directly to home value, visual attractiveness, livability, and marketability. For example:

- Buyers finding insufficient reserves back out of real estate purchases.
- The board is responsible for using best business practices in planning for predictive expenses.

- The costs of maintaining the property will be fairly shared by all owners.
- The reserve study provides a predictable maintenance plan.
- A healthy reserve fund helps bolster the highest market value of the homes.
- Adequate reserves prevent special assessments which are both unfair and difficult to collect.

Your board is fortunate to have an experienced cost analysis expert in Alan Gillette serving on it. Alan devised an operations and reserve study spreadsheet model we have been fine-tuning for several years to ensure that we can fully fund our everyday expenses as well as our periodically needed upkeep. Using this tool has enabled us to avoid a special assessment for the expensive facelifts our building exteriors are currently undergoing.

Christine Kallmeyer, 1938-2015

Orchard Villa homeowner and board member Christine Kallmeyer has died after courageously battling a rare and extremely painful illness. As part of the "Alberta Court Mafia" with Alan Gillette and Marc Thomas, Chris stepped up to serve on the board when so few were willing to do so. She played an important role in pushing us to upgrade our buildings and grounds so as to make our little community as attractive a place to live as possible. In spite of her suffering, she made it to our December meeting to debate with us and then ratify our 2015 budget and reserve projects plan. In many ways, her home at the corner of Hale and Alberta Court was the pleasing visual front door to our development. The board and her neighbors will miss her presence, advice, and kinship.

Thanks for choosing to be Orchard Villa owners and residents. Feel free to contact us about whatever concerns you may have.

Your Board of Trustees, Orchard Villa Homeowners Association

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