

Back to school, on to fall and cooler weather, it's time for the 4th quarter HOA dues mailing and an update on what's been happening with the association.

<http://www.orchardvilla.net/>

It's online! The O.V. Website version 1.0 is available through the Internet. HOA members can contact us through the email address on the web site. More materials will be added to the site as time goes by and we convert HOA documents into electronic formats.

Water related issues...

- Nelson's Heating and Air will be scheduling the winter swamp cooler shutdowns during the **second half of October**. The unit #s and dates will be posted on the website and on the mailboxes as soon as they are available.
- A waterline leak in front of one unit has been repaired. The sinkhole between units at the end of Hale has been stabilized but will continue to be monitored.
- The pool continued to be operated in conjunction with board members volunteering services to reduce costs through opening the cover, closing, cleaning bathrooms, managing supplies and the garbage. The HOA purchased a new pool cover pump as there was not one in the pool room this year, and coordinated with Culligan for shut down winter maintenance done in September. In accordance with the previous board's approved budget, the pool's closing date of Sept. 4th was met. Pool operations were within budget, excluding the purchase of the new pump for \$239 not covered in the maintenance amount budgeted. The board will review the date and budget options for opening and closing in 2008. We are also aware of the Utah Dept. of Health summer press releases regarding state wide outbreaks of cryptosporidium, in which the "health officials ask kids under age five to avoid pools" (see online at http://health.utah.gov/media/recent_news_releases.htm) and will address updating the pool signage for next season to enhance everyone's enjoyment of the pool.

Lawn and Landscaping...

- A group of volunteer owners said they will be gathering to cut down most of the trees and weeds that are pushing our fenceline from the neighbors' side of the fences. As that happens we will provide more details and updates.
- Fall trimming of trees is being coordinated with general maintenance and a contractor while an assessment of what types of trees are in place, which ones are doing well versus what is not working; all of which will become a part of the total landscape assessment review for 2008.
- There have been questions regarding whose responsibility is weeding and plant care in and around the grounds; to clarify once again, the landscaping that was installed by the original developer is part of the HOA. management plan and responsibility. That consists of the individual trees planted in front of each unit on the garage side, any original replacement plantings such as those replanted around the pool area and the tree landscaping around the common area adjacent to the pool. The natural fence line in front of the RV parking lot was installed as approved by a previous board and initially maintained by volunteers. This year many plants have done well, while we have also experienced evergreen browning and potential losses this year. Due to concerns over a lack of an HOA management plan for this area, the board is reviewing the options for the best solution if the original planters no longer wish to engage in its upkeep.

A reminder: the additional approved plantings around each unit are the responsibility of the owner and therefore any leasing tenants as well, with the responsibility also passing to the next owner. Courtyards and the exterior areas not included as grass are also the responsibility of the owner and/or tenants. Please be aware and courteous to your neighbors by weeding your 'zone' so that weed seeds won't spread to other's sites.

Maintenance...

- The new 'handyman' Mike has been taking care of the home owner prioritized list of repairs. The roof tiles have all been addressed, being replaced or fixed where needed. Since the last update, the pool area structure has been scraped and painted, and the door frame issues are being repaired. Next on the list is the exterior stucco.
- The stamped cement project along the south side of the east entrance along 500 W. is still pending the location of a contractor to provide services within the budget.
- Orkin will continue to spray around the exteriors through November and is supposed to arrive on the last Friday of each month. For the next budget the board is reviewing a local contractor's bid in addition to Orkin's renewal.

Neighborhood...

We'd like to reiterate that autos should be parked either along side of the curb or fully into a driveway so as to keep the sidewalks clear. Please also be courteous to your neighbors in terms of loud noises and loud gatherings that extend well past 10pm as this is the time specified in the rules and regulations guideline as to 'quiet time'. The 'dogs on leash' rule is also a city ordinance so please be sure to follow this even in the vicinity of your own unit. And we can't stress enough the need for driving on our private streets with care and at 15 mph or lower for everyone's safety. For those who may be new, the garbage pickup day is Friday. Any non-trash lawn debris can be placed in the bins at the gravel parking lot, but please follow the signs posted there to keep other types of trash out.

Input from the community...

If you have any suggestions, concerns or your personal comments that you would like to submit to the board, please feel free to do so in writing or by calling a board member. We are all volunteers with busy schedules, but are trying to augment the channels of communication for creating a better and smoother running association.

In the last open Board meeting on September 12th a home owner brought up a concern with the issue of possible termites and treatments thereof. As the board and other home owners researched options and sought out experiences from others, we found that several home owners had already taken the treatment of any evidence of termites within their unit on their own, and at their own cost. The Board is reviewing the option to take these owner's actions as precedence to continue along the lines of the existing pest control mechanism that has been in place, that the exteriors will be maintained with reasonable efforts by the HOA, and that any interior pest treatments will be at the discretion and expense of the owner. The Board will review the best methods for creating an overall pest treatment plan for the association for 2008.

The next open Board meeting is scheduled for October 10th. The annual meeting will be held in March 2008 with the specific date to be determined next month.

Thank you for your continued input and cooperation to move the association into the next year with greater strength and focus for a sound, stable, and value-enhanced community.