

ORCHARD VILLA HOME OWNERS ASSOCIATION

Mid-Summer Update 2007

News From the Board

We welcome new Home Owners and Renters to the area, and remind everyone that this is an association with 72 units with a mix of full time residents, part time visitors, and long term renters. The current Board Members and contact numbers are listed in your quarterly assessment invoice. This correspondence is to keep everyone up to date on the Associations progress, issues, concerns, financials and forward looking plans.

For those of you who may not know the Moab business area, there is a current workers shortage. Finding hiring and getting work done is difficult for all businesses, this includes our own home owners association. We require all professional positions to be licensed bonded and insured to perform quality work or services for the home owners. Scheduling is also increasingly difficult as the demand for work in the Moab area increases. We share this information with you as it applies to workers hired for O.V. over the past months. We have had contractors tell us they will do the work, then become too busy to do the work, price costs too high for our budget, and those who have arrived on site for their job who have quit. These contractors who have quit provided their reason to the Board as being a negative unproductive experience through interactions of non-Board members who approached workers with questions and comments that wasted their time, made them feel intimidated, and resulted in our losing that valuable worker.

******The Board requests that if any member has a question about a contractor you may see on the property, please feel free as many of you have, to contact a board member directly for further information or questions. We simply can't afford to alienate workers willing to work!******

With that said, here are issues and elements that have been addressed during this summer....

Maintenance as prioritized by our Annual Meeting:

Roofs & Door Frames: Earlier this year, several contractors were contacted to provide quotes on replacing and repairing roof tiles which were identified as loose or broken. Additionally the upkeep to a long standing problem of door frames flaking paint and rotting due to rain water splash back, has been reviewed by several contractors. After losing one contractor, there have been several bid reviews, and finally this past month a new contractor who meets the qualifications has already started roof repairs, the pool pump door vent insert to come into compliance that had been overlooked, and the door frame issue. Additionally, a rain gutter contractor is providing his professional opinion and quote on adding or modifying the units' rain flow patterns to prevent water damage in the future instead of having to repair door frames every few years. This will be discussed at the next Board meeting. Each time a contractor provides a bid, one or two board members meets them for a walk around.

Lawn care: A sink hole that developed at the end of West Hale in the lawn has been worked on by the original contractor to fix the problem, and continues to be addressed by our new maintenance contractor to resolve it permanently, more updates to follow. Our lawn contractor has been busy this year in fixing and replacing broken sprinkler heads, valves, timers and trying to balance the watering timing. It's been very hot! Please do not adjust the timers as this adds confusion to his work plan. Again, contact the Board with questions and concerns over sprinkler and grass issues. Fertilizers were added earlier in the season followed by aeration, and the contractor continually monitors for dry areas and insects. Additionally the company provided weed killer on the rock areas on the 400 road entrance and along 500's fence line. Weed killer was applied to the cracks in the cement areas along the curbs and in the road through the Board. Weeding within the RV parking lot gravel is a work in progress that was addressed, and then again due to a contractor quitting the job site we are now back in the process of locating weed removal workers. Several home owners have expressed that the grass looks great this year.

Landscaping: Maintenance of the landscape, that is the trees and shrubbery that are the responsibility of the overall HOA, (not plantings that must be maintained by the individual unit owners which are adjacent to, or planted by the home owner) has been addressed by a professional arborist who was contracted for proper trimming and expert advise, who became ill and has been in and out of the hospital this summer. Shortly the most urgent trimming will be taken care of. There have been two road side trees that were damaged in storms and removed, one replaced the second pending tree selection and cooler temps for planting. Weeding responsibility of the HOA is around the pool and in the general common areas. This is being addressed as was mentioned previously. The grasses at the pool were not trimmed in February or March as there was not a landscaping contact on the board at the time, and so we are waiting for next season to take care of the excess, fortunately this has not appeared to impact the health of those plants. We are thankful to all those who have volunteered to help pull weeds in these areas to keep the grounds lovely and keep down maintenance costs! For light work such as this, the volunteers have been very helpful, however for professional work, we need to coordinate with professional contractors. A reminder that if any homeowner wishes to change or add plantings around their unit, they must approach the Board with a plan layout to request permission as there are specific requirements for plant type and layout, water issues, and neighbors' views. We would also like to thank the home owners who are in the group of volunteers that originally created a natural fence line in front of the RV parking area, for their work in weeding that fence line to continue their agreed to maintenance of the bushes and plantings and weedings as was part of the agreed to plan submitted in a letter to the Board at that time several years ago.

Fence: Fences along the parameter have been repaired in the order of greatest need, and continue to be fixed or replaced as needed. A reminder that those who utilize the RV overflow parking area, please be careful and aware of the fence line when backing up as we had damage that no one admitted to earlier this year and we all have to pay for the repair. The board is also examining replacement options for longer lasting fences, and used metal supports in place of wood to extend the life of the fence.

Stucco: Numerous walk-arounds to monitor the exterior condition of the units includes addressing stucco repair, are being reviewed for cost bids for repair.

Pool: The pool had been closed for a week in the beginning of July and we are glad to report that the problem has been resolved. With help from Jim Adamson, Health Department Director, Conrad of Culligan, and Dee our pool chemical and operations maintenance woman, from July 10th the pool has been open at 7AM to dark to allow for all members to enjoy the area. The pool has been opened and closed and cleaned by Board members volunteering their time to help keep down costs. Mr. Adamson of the Health Department advised that the pool should be drained and cleaned yearly, something that had not been done previously, so this will be put in place for next season. **Reminder,** please follow the posted pool rules, bathe before swimming, an adult over 18yrs old must supervise children swimming (UT State law for swimmers 14yrs and under), and in general please be respectful for the common area and neighborhood. Guests of home owners are welcome when accompanied by the home owner.

Pepsi Machine: The Pepsi-Co dispensing machine has been setup within the pool area and we will follow the benefits of its presence (the evening lights have been removed from the machine.)

Insects and Orkin: The new Orkin agent is spraying the third Friday of every month around the exterior and within each courtyard. If you have any questions or concerns please contact the Board ,do not interfere with the contractor's work. The potentially annual False Cinch Bug annoyance happened once again this year, with varying implications for home owners depending where the bugs were present. These are non biting bugs that come out in droves when conditions permit, and this year, though not as bad as last, were significant in numbers. The adjacent natural field behind the pool becomes a haven for the bugs which cannot be controlled with any full range of success by chemicals, but can be averted through drowning with water, and many killed through tilling of vacant land to disturb their eggs. We face a future challenge of cooperation from the adjacent land owner due to previous Board and current non-Board member interactions, but will pursue what can be done in the future. If you have any questions about the history of our relationship with the adjacent landowner, or would like research links to dealing with False Cinch bugs, please call the Board. This would include issues with the trees on the other side of that fence line as well.

Financials: information enclosed separately

Website & Regarding input from the Home Owners on a Vision Statement: The Board continues to reflect on and integrate many of the aspects of the Vision Statement and suggestions from a group of home owners from earlier this spring. Implementation of several of its components has been met with success, failure, and continued attention which will be reported on at the next Annual Meeting after a full year. Communications being one of the primary pillars, has been discussed frequently amongst the board, to determine the best methods and mechanisms for distribution of information from Board activities as well as receiving input from home owners. At this point a website is scheduled to be initiated in August, and the establishment of an official newsletter update from the Board such as this first one, to be potentially included in the quarterly mailings. Input from home owners will continue as many of you have been doing, that is to contact the board by phone or letter.

Rules and Regulations:

A reminder that these are daily concerns by home owners, please be respectful and:

Obey the speed limit

**Watch for Children and Guardians Please attend to children playing outside,
to keep them safe and out of the street**

Keep Dogs on Leashes outside of homes, and pickup after them

Follow the Pool rules

Dumpsters in the RV lot are for Yard Waste Only

Another reminder, that the sidewalks need to be accessible in full, so please **park parallel on the street level in full (not half up on the curb) or fully into a driveway** to allow for people to use the sidewalks as they were intended.

Home Owners who have renters, please make sure to communicate the rules and regulations with your tenants, if you need a copy to send to them, contact the Secretary on the Board.

The Board has been and continues to meet in carrying out the business operations of the Home Owners Association. **The next Board meeting is August 15th, at 430 Alberta Court at 7PM.**

The Board member positions continue as they had been allocated as follows:

Maria Brox, Pres. & Maintenance - Sandy Norton, Secretary & Treasurer - Becky McCormick, VP & P.R.
Kendra C. Perkins, VP & Landscaping - Marc Thomas VP & Communications

We are here to serve the Home Owners and are doing the best to our abilities. We wish all of you a continued great summer, and look forward to providing you with more updates this fall.

Sincerely,

The Orchard Villa Home Owners Association Board Members