

# Orchard Villa HOA Newsletter

September 2011

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

**Annual Meeting:** The annual meeting of the Orchard Villa Homeowners Association will occur at 1:00 pm on Saturday, October 22, 2011 at the Grand Center, 182 North 500 West, Moab, UT. A meeting agenda, ballot and proxy will be mailed to you shortly. If you cannot attend the meeting, please return your proxy granting its use to the Board so that a quorum can be reached and business can be conducted. Please see to it that we receive both your ballot and proxy no later than October 17, 2011. The minutes of last year's annual meeting are available for review on our website at [www.orchardvilla.net](http://www.orchardvilla.net).

**Board Election:** There is one Board of Directors three-year term open for election this year. Orchard Villa is a self-managed homeowners association, meaning that its homeowners manage its community through its Board representatives. Board duties include drafting an operations and reserve fund budget, billing for assessments, paying bills, hiring and scheduling contractors to perform maintenance, and enforcing the governing documents of the Association. Of the current homeowners, only 18 are serving or have served on the Board. Since slightly over half of our units belong to absentee owners, in order to stay self-governing, we need volunteers to step up and serve on the Board. If we cannot muster enough homeowners to manage the association, we may have to look at hiring a property manager, which would, in turn, mean an increase in assessments.

Nomination petitions for the Board opening can be downloaded from the Association's website or obtained from a Board member. Nominations should be returned to the Board no later than October 1, 2011. Candidates must be an owner of record, and up-to-date in their assessment payments and insurance declarations. Nominations can be given to a Board member or mailed to the Orchard Villa Homeowners Association at PO Box 1409, Moab, UT 84532.

**Maintenance Update:** Two reserve fund projects will be completed in October. The doorjambes for the units on North Hale Ave (Buildings 13-17) will be repaired and painted beginning on October 24th. At the same time, some minor stucco repairs will be made to the rear of Building 6 (433-453 Alberta Court) and Building 15 (451-457 N. Hale). Starting on October 3rd, the Association is also having the entire exterior fence line repaired and stained. Please help our project efforts by trimming your plants away from our fence and buildings. Any climbing plant should be on a trellis that keeps it away from our structures. In addition, if you have vehicles parked in the RV lot, please move them away from the fence while it is being worked on. The Board will post notices and update owners when work is about to begin on both of these October projects.

**Need to Winterize:** Now that fall has arrived, here is some friendly advice to help everyone prepare for winter.

1. It is the responsibility of homeowners to make arrangements to have their swamp coolers winterized by mid-October. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259- 8324) can all perform this work for you. Make sure your serviceman drains the unit and disconnects the interior water line. Orchard Villa homeowners who choose to activate and shut down swamp coolers themselves do so at their own risk and will be held liable for any water or roof tile damage to our buildings. Several swamp coolers have been running water off our buildings constantly this summer. This causes mud holes for our groundskeepers and mold and other damage to buildings. Swamp coolers constantly running water need repairing (e.g., a new float, a new plug in the pan, or some other adjustment).

2. Please remember that if you have rain gutters installed on your unit, it is your responsibility to clean and maintain them. We recently discovered cottonwood saplings growing in one. You may also want to have your dryer vent blown out, if it has not been serviced for awhile.
3. Our winters can be cold and lengthy. In the past, some of our town homes have sustained frozen and broken water pipes. If your unit is vacant or you are going to be absent for a prolonged period, please leave your thermostat set above 60 degrees and have someone occasionally check on your unit.

**Swimming Pool:** Our pool has closed for the season. The Board extends a BIG thank you to our pool operator (and Orchard Villa resident) Megan Lyle for doing such a fine job for us.

**Rules Reminders:** The speed limit on Orchard Villa Streets is 15 mph. Please abide by it for the safety of everyone. Trash cans are to be stored out of sight in your garage or courtyard after trash pickup on Fridays. For everyone's safety, please do not park on the street at night, park in your driveway or garage.

**Website:** Do you have a question about Orchard Villa? Then please visit the Association's website at [www.orchardvilla.net](http://www.orchardvilla.net).

**Contact Us – Board of Trustees, Orchard Villa Homeowners Association:**

President – Marc Thomas (435-259-2208)

Treasurer - Connie Baty (435-259-7307)

Vice President – Barbara Crossan (435-259-0777)

Secretary - Chris Ensworth (435-259-4461)

Vice President – Bill Topper (435-210-0443)