

No More Mr. Nice Guy The RV parking lot is for the benefit of homeowners and renters. It is for the parking of all camping and hauling trailers, ATV's, boats, trucks, pickups or camper vans in excess of three-quarter (3/4) tons. Vehicles in the parking lot must display a parking permit and be sitting on tires, operational and current in their registrations.

Unfortunately, this benefit is being abused. There are vehicles whose last registration stickers are from more than 5 years ago. There are snowmobiles that have not been used in many years with seats that have rotted. There are tires with weeds growing through them that have most likely been abandoned. Only two vehicles have the required parking permits.

The abuse of this privilege will no longer be tolerated. All Orchard Villa homeowners and renters now have only until the end of July to attach parking permits to their vehicles, boats, and trailers. Any vehicle lacking a permit or is non-operational and without a current registration will be hauled away. The RV lot is not a junkyard, so any junk not claimed and removed by the end of July will also be hauled off.

Parking permits are now available in the RV lot and from your board members. Homeowners, be sure to tell your renters that if they use the parking lot, they only have until the end of July to comply with these conditions.

Pool Season Update Our pool is now open until 9:00 PM daily for the next three months. Although not posted yet, the "adult swim only hours" remain the same as last year: 8:00 PM to 9:00 PM, Sunday-Thursday.

Pool improvements this year include a new solar heating system that will virtually eliminate our natural gas bill, a new flow meter, a new waste basket, and a new chair. The goal of the solar heating system will be to keep the water temperature between 80 and 85 degrees. The pool cover is currently not operational, but repairs are underway.

Phase Two of the Elastomeric Paint Project Completed All eight residential buildings on the north side of West Hale have now been treated with protective elastomeric paint to waterproof them and prevent cracking. All have had their courtyard gates painted and their patio and doorway concrete treated for settling. At the four buildings painted this spring, work is finishing up on caulking the concrete and repairing door jambs as needed. Next year, the four buildings on Alberta Court are scheduled to be treated, with work on all remaining buildings taking place in 2017.

New State Laws Affecting Homeowner Associations This year, Utah Gov Gary Herbert signed into law six bills that change the way homeowner associations operate, including how they deal with rental units, conduct board meetings, keep records, and make them available to owners. For example, HB 99 requires that board meetings be open to all homeowners and upon request, the association must provide email notification to the owner of meeting dates and times.

SB 118 outlines the procedure for requesting HOA records and making those records available to owners. It also establishes that amending an association's governing documents can no longer require more than two-thirds approval from unit owners. HB 304 allows an HOA to request utility companies give notice to the HOA before terminating service to a unit so that it can be winterized to prevent pipes from freezing and bursting. HB 98 basically prohibits treating renters any differently than owners when it comes to association restrictions. As a result, as long as there is no discrimination in enforcement, renters can be made to share in paying fines.

Two other bills make minor changes about reserve funds and how HOAs conduct business by email. All six of the bills will go into effect no later than July 1st.

Your Board of Trustees, Orchard Villa Homeowners Association

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