

Greetings Orchard Villa residents. There is much going on in our great little neighborhood this summer. Please be a good citizen and take a moment to read the newsletter. It contains important information on key Orchard Villa Rules & Regulations plus updates on new projects and maintenance. In order to promote harmony and the Orchard Villa environment, it is important that all residents (owners and renters) know and understand the rules and regulations. The most common violations have to do with the Pool, the RV lot, parking and speeding. Please familiarize yourself with these rules by reading on. Also, a complete set of all Rules and Regulations is available on the website at www.orchardvilla.net. Thanks and have a great summer!

Pool

The pool opened on Friday May 21st. It will be open through mid-September. The solar heating system is working great. As a result, we are not using any natural gas for heat. The pool is nice and warm with water temperatures in the mid-80's. Pool improvements this year include a repaired pool cover, new handrail covers, a rebuilt pump, new motion sensor lights, a keypad lock, and additional security mesh.

Unfortunately we have been experiencing some unauthorized use. It is generally associated with children using the pool without adult supervision. It is incumbent on all owners and renters to know, and abide by, the pool rules. Page 3 of the Rules and Regulations (2008) provides the following:

“SWIMMING POOL

The HOA Board determines the months and hours of operation for the swimming pool each year. Please abide by the posted pool rules. You swim at your own risk.”

The Orchard Villa Board, in conjunction with the Moab Health Department, has created the following pool rules:

- Open from 9:00AM to 9:00PM every day
- Adults only swim from 8:00PM to 9:00PM every day
- Children under 14 must be accompanied by an adult
- Children 14-17 cannot be responsible for children under 14...because they are not adults
- No pets inside the pool area
- Swim diapers are required for any child that is not reliably potty trained
- Any other regulations as posted in the pool area.

RV Parking Lot

We continue to have problems with junk or apparently abandoned vehicles in the RV lot. Page 3 of the Rules and Regulations (2008) provides the following:

“RV PARKING LOT

The RV parking lot is for the benefit of homeowners and is on a first come, first serve basis. The lot is for the parking of all camping and hauling trailers, ATV's, boats, and trucks, pickups or camper vans in excess of three-quarter (3/4) tons. Units in the RV parking lot must be sitting on tires and operational. Owners are asked to label their property with their name and phone number, in case they need to be contacted to move it (Declaration Article II Section 6p).”

Please play by the rules! The RV area is a great benefit but it appears it is slowly being turned into a junk yard. Moab already has plenty of ad hoc junk yards. Let's not make Orchard Villa one of them. Please don't trash the Villas!.

Parking/Speeding

The Board consistently receives complaints regarding on-street parking and speeding. Accordingly, please refer to the following from Page 3 of the Rules and Regulations (2008):

“PARKING AND MOTOR VEHICLE LIMITATIONS The speed limit is 15 mph within Orchard Villa. Parking on all property in the project is reserved for residents and subject to the following rules: 1. Parking on driveways is limited to two (2) vehicles per unit (Declaration Article II, Section 3). 2. Roadways within the complex shall not be used for parking except for visiting guests for limited time periods. 3. No parking on the streets at night. Also do not park on the sidewalks, curb or lawns. Short time temporary parking is available in the RV Parking lot. No vehicle larger than a ¾ ton truck belonging to resident owners or their guests shall be parked on property within the project, unless approved by the HOA Board (Declaration Article II, Section 6p). No disassembled vehicles will be permitted outside of garages, on driveways or in front of buildings on the street (Declaration Article II, Section G).”

Elastomeric Paint Project

Phase 3 of the project, which consisted of 4 buildings on Alberta Court, is now complete. As part of this project we performed the following work:

- Applied elastomeric coating to external surfaces
- Painted gates
- Painted door jambs (or replaced if necessary)
- Raised and leveled sunken concrete in common areas
- Caulked concrete joints in back patios

As a pilot test, we also performed maintenance on the roofs of 3 of these buildings. This consisted of replacing or caulking broken tiles, caulking roof penetrations, replacing failed flashing, and relocating tiles that have slipped out of place. The average cost of this work was \$350 per building. The Board is considering funding this work for all buildings going forward.

New Fence

Orchard Villa and Entrada at Moab are co-funding a new 6' Simtek Ecostone fence between the two properties. The “wing walls” in the RV area will also be replaced. Simtek Ecostone is the same product we used in front of the RV lot. The old fence has been torn down. Work is expected to begin on the new fence in the next few weeks. This is a very classy fence. It will add value to Orchard Villa and reduce maintenance costs going forward. The cost is very close to budget because we had planned to use Simtek Ecostone and to share the cost with Entrada. Incidentally, the Entrada partners have been very good to work with.

If you have any questions or comments, please contact one of your Board members.

Your Board of Trustees, Orchard Villa Homeowners Association

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