

## Greetings Orchard Villa residents.

We accomplished a couple major projects this summer with the installation of a new fence around the Entrada development and the application of elastomeric coating to 4 of the buildings. The place is looking great. I am glad to say that things are generally peaceful at Orchard Villa. Please be good neighbors and strive to live together in harmony! Read on to see how you can help.

## The Usual Issues/Complaints Corner

The primary complaints I receive are related to dog poop not being picked up, people parking on the streets overnight, kids using the pool without adult supervision, units being "nightly rented", speeding, and leaving "junk" in the RV lot. If you are a violator, please clean up your (or your dog's) act. A recurring problem seems to be renters who are not made aware of the OV rules. It is the responsibility of the owner, or their management company, to provide renters with a copy of the rules and regulations. A complete set of these is available on the website at [www.orchardvilla.net](http://www.orchardvilla.net). In summary, to promote harmony, please comply with our rules. Please pick up after your pet, don't park on the street overnight, don't use the pool without proper supervision, don't leave junk in the RV lot, don't speed, don't nightly rental your unit, and make sure you and your renters know what the rules are.

## Board Vacancy

John F. Kennedy, in a famous quote from his 1961 presidential inaugural address, stated: "*ask not what your country can do for you, ask what you can do for your country.*" I ask that you consider a minor modification: "*ask not what your HOA can do for you, ask what you can do for your HOA.*" This fall we need to fill a Board of Directors vacancy. Please consider volunteering to serve on your HOA Board. Terms are for 3 years. The election will be held at the annual meeting on Saturday Oct 29<sup>th</sup> from 1-3PM. It is important to note that while many HOA's pay a management company to run their daily affairs, Orchard Villa does not. Orchard Villa is run directly by the volunteer Board. This saves us a considerable amount of money but it also requires that we have an engaged and active Board. Please consider serving. You must be an owner. Contact Alan Gillette 801-230-4932 prior to the annual meeting if interested.

## Annual Meeting and Barbeque

The annual meeting is Saturday Oct 29<sup>th</sup> from 1-3 PM at the Grand Center. After the meeting there will be a very informal barbeque starting at 4:00PM by the pool. Burgers, chips, salad and non-alcoholic refreshments will be provided. Weather permitting. Stop by and get to know your neighbors!

## Pool Update

The pool opened on Friday May 21<sup>st</sup> and closed on Sunday Sept. 11<sup>th</sup>. We heated it exclusively with solar this summer. That saved us approximately \$1,000 in natural gas, which is how we are repaying the cost of the solar system. It should be paid for in another 4 years or so, making for a 6 year payoff...about as planned.

## New Fence!

Orchard Villa and Entrada at Moab co-funded the installation of a 6' Simtek Ecostone fence between the two properties. It looks great. We also replaced the "wing walls" in the RV area. By cost sharing with Entrada we were able to get the new fence for about \$31,000 instead of the \$62,000 we would have had to pay by

ourselves. It is a very classy fence that will add value to Orchard Villa and reduce maintenance costs going forward. On a final note, the folks at Entrada have been very good to work with.

### **Roof Maintenance**

Every year we have a roof leak or two. In order to reduce the probability of leaks, we performed maintenance on the roofs of 4 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.

### **Water Use**

Our water bill is significantly higher than last year. Part of the increase is due to a rate increase, and part is because of the hot dry summer. We are working with the landscape team to reduce water usage. This entails turning down the "run time" until there is obviously too little, then turning it back up a little. So, if your lawn is looking a little dry, that's why. We are keeping an eye on it.

As always, if you have any questions or comments please contact your Board:

### **Your Board of Trustees, Orchard Villa Homeowners Association**

President – Alan Gillette (801-230-4932)

E-mail us at [alangillette@msn.com](mailto:alangillette@msn.com)

Vice President – Stacey Dezelsky (435-210-1097)

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

Vice President – Ron Trimble (801-372-1484)

Vice President – L. Gail Solomon (510-301-6673)

Vice President – Liane Morgan (517-745-8564)

Sincerely,

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