

# Orchard Villa HOA Newsletter

March 2010

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

**Maintenance Update:** New concrete has been poured in front of the pool house door and the mailbox located near the RV parking lot. New curbs and gutters have been installed at the east entrance to the RV parking lot, with the west entrance to follow in April. All streets have been crack sealed and West Hale Ave will have some asphalt patched later this spring. In April, the swimming pool fence and bathrooms will be painted. If you have any questions about the work being performed, please do not interrupt the contractors we have hired. Instead, direct all questions to a board member. Thank you for your cooperation.

**Groundskeeping:** In March, all of the bushes and trees in the common area were pruned and trimmed. Arbor Vitae and Cedar trees from the RV hedge line will be replaced by Photinias and transplanted elsewhere on our grounds. If you have flower beds, please trim your bushes and plants away from sprinkler heads and leave at least 18 inches of space between buildings and fences to help with mowing. If you have planted in front of your courtyard walls, please keep plants trimmed back so they do not interfere with mowing or block meters.

As part of the Board's efforts to contain costs, the lawn in the common area will be trimmed to 3 inches, to allow for more root growth and less need for water. When we water our lawns, the Association will be following the recommendations of the Utah State Extension Service for water usage in this area. Your cooperation in helping us conserve water use is appreciated.

**Swamp Coolers/Maintenance Reminders:** It is now the responsibility of homeowners to make arrangements to have their swamp coolers activated in the spring. Generally, swamp coolers are turned on starting in mid-April and then shut down in October before a hard freeze. 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. 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. Additionally, if you have rain gutters installed on your unit, it is your responsibility to clean and maintain them. You may also want to have your dryer vent blown out, if it has not been serviced in awhile.

**Swimming Pool:** The swimming pool will open for the season on Saturday, May 15, 2010, weather permitting. The pool will close for the season on Monday, September 20, 2010. Please abide by the posted rules; they are for the safety and welfare of all.

**Frozen Water Pipes:** Due to the extremely prolonged and cold weather this winter, two homeowner units suffered interior water damage from broken water pipes and a third experienced a broken line in the garage. In the winter, if your unit is vacant or you are going to be absent for a prolonged period, it is recommended that you have someone check on your unit and that you leave the thermostat set above 60 degrees.

**Good Neighbors to the Rescue:** Cathy Shank, Becky McCormick, Don Leathers, Jim and Judy Bane, Audie Harper, Marc Thomas, and Chris Ensworth all helped to get the water turned off and disaster help onsite for the flooded units. We also want to thank Audie Harper, Ron Brailsford, and Don Leathers for doggedly shoveling snow off of our sidewalks during this winter's robust snowstorms. Thanks also to all of you who helped out your neighbors by shoveling their driveways and sidewalks.

**Rules Reminders:** Please remember to store your trash can out of sight after the garbage has been picked up on Fridays. Also remember there is no overnight parking on our streets. If you have guests staying the night, please ask them to park their vehicles in the RV parking lot.

**Website:** Do you have a question about Orchard Villa? Then please visit the Association's website online at [www.orchardvilla.net](http://www.orchardvilla.net). The site now stores all of the Association's governing documents, rules and regulations, landscape guidelines, and fines, collection, and enforcement policies. You can also access the Association's insurance coverage as well as the minutes for regular Board and annual Association meetings. In addition, you can email any questions or concerns to the Board.

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

President – Marc Thomas (435-259-2208)  
Vice President – Mike Stringham (435-259-8579)  
Vice President – Bill Topper (435-210-0443)

Treasurer - Connie Baty (435-259-7307)  
Secretary - Chris Ensworth (435-259-4461)