

Orchard Villa HOA Newsletter

March 2011

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

Civility Reminders:

- The speed limit on all streets within Orchard Villa is 15 mph. Please abide by the limit for the safety of all.
- Please remember to store your trashcan out of sight after the garbage has been picked up on Fridays. If your neighbor is absent, please roll his can into his courtyard.
- 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.
- As a courtesy to all and for community harmony, please pick up after your dogs. Complaints about dog poop in our common area are on the rise. There are doggie poop bags at both mailboxes and at the 400 North entrance.

Groundskeeping: TLC Landscaping is the Association's main common area contractor this year. This winter, all the bushes and trees in the common area were pruned and trimmed. Due to a dry winter, the sprinkler system will be turned on in March, while the lawn will be de-thatched and bare patches seeded. Seasonal lawn mowing will occur on Tuesdays and Wednesdays this year. Spraying for common area pest control, except for the area around Building 5, will take place monthly from March through September.

All sprinkler system repairs, including those in personal flowerbeds, are to be made only by TLC Landscaping, following board approval. If you have flowerbeds, 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 that they do not interfere with mowing or block utility meters. For safety reasons, garden hoses are to be coiled up when not in use. Your cooperation in helping to make things easier for our groundskeeping contractor is appreciated.

Swamp Coolers/Maintenance Reminders: It is the responsibility of homeowners to make arrangements to have their swamp coolers activated in the spring. Generally, swamp coolers are turned on starting in 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. In addition, 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 21, 2011, weather permitting. The last day for swimming will be Sunday, September 18, 2011. Please abide by the posted rules; they are for the safety and welfare of all. According to state law, we ask that our homeowners and guests shower before entering the pool. The hours of operation for the swimming pool this year are still to be determined and will be posted on the Association's web site when available.

Insurance: State Farm Insurance required the Association to accept a \$10,000 deductible on its insurance policy this year, which it says has become the industry standard. By increasing the deductible, our annual premium was reduced by \$924.00. The Board will use the savings to begin an insurance deductible fund. Individual homeowners should also check their policies, since many include "loss assessment" coverage that pays your share of any assessment charged by the HOA to cover its deductible.

Reserve Fund Project Update: The southwest fence line and the doorjamb and garage weather strips in our phase two buildings will be scheduled for painting this fall.

Website: Do you have a question about Orchard Villa? Then please visit the Association's website online at 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 – Barbara Crossan (435-259-0777)

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

Treasurer - Connie Baty (435-259-7307)

Secretary - Chris Ensworth (435-259-4461)