

Orchard Villa HOA Newsletter

September 2009

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

Annual Meeting: The annual meeting of the Orchard Villa Homeowners Association will occur at 2:00 pm on Saturday, October 24, 2009 at the Grand Center, 182 North 500 West, Moab, UT.

Maintenance Update: A water line break was repaired at Building 15 on North Hale over the July 4th holiday weekend. Also this summer, ten broken fence poles were replaced with steel poles on the Southwest fence line, while stucco patching & repainting touch-ups occurred on nine buildings. A new door was hung on the men's bathroom at the swimming pool and door closures installed to prevent the door from damaging the stucco.

Groundskeeping Update: In response to a homeowners' petition, representing 20 housing units, the Board "grandfathered in" the two corkscrew willows and all other trees in a board-specified part of the common area east of the swimming pool. In practical terms, this means that barring a significant change in circumstances, the Board will not initiate any action leading to the removal of these pre-existing trees. At the same time, the Board approved the Landscape Committee's recommendation to place two park benches east of the swimming pool on temporary pavers. Finally, the Board directed that the arbor vitae trees are to be transplanted from the RV screen line to the 400 North entrance and replaced with photinias in October.

Get Ready For Winter: Now that fall has arrived, here are a few friendly reminders to help everyone prepare for winter.

1. Please trim all your plants away from gas and electric meters. The sprinkler system will be shut down in mid-October and mowing will end.
2. Don't forget to have your swamp cooler winterized before mid-October. Make sure your serviceman drains the unit and disconnects the interior water line. Two local companies that can assist you are Mr. Fix-it at 435-220-0036 and Moab Heat & Cool at 435-259-1519.
3. Rain gutters are also the responsibility of homeowners to maintain. They should be cleaned annually and seams repaired. Rim Raingutter at 259-3972 is a local company that performs this work.

New Neighbors: Chuck Bauer and Susan Wyman have sold their unit at 436 N. Alberta Court to Marc Thomas and Judi Simon. Chuck is now working on the Denver Front Range and we wish him many healthy, happy days. Bob Silver has moved to Salem, UT. We wish Bob good health. Our new neighbors at 686 W Hale are Susanne and David Johnson. David will be the electrical contractor on the new hospital. Welcome to our community.

Thanks to Good Neighbors: Thanks to Audie Harper, Ron Brailsford and JD Wilson for helping to maintain the swimming pool this season and Sue Noah for providing back up for pool openings and closings.

Website: Do you have a question about how the Orchard Villa Homeowners Association operates? Then please visit the Association's website at www.orchardvilla.net. The site now hosts all of the Association's governing documents, rules and regulations, landscape guidelines, and fines, collection, and enforcement policies. You can also reference the Association's insurance coverage as well as the minutes for both the regular Board and annual Association meetings. Furthermore, you can email your questions and concerns to the Board.

Contact Us - Board of Trustees, Orchard Villa Homeowners Association:

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| President - Marc Thomas (435-259-2208) | Vice President - Mike Stringham (435-259-8579) |
| Treasurer - Connie Baty (435-259-7307) | Secretary - Chris Ensworth (435-259-4461) |
| Trustee - Bill Topper (435-210-0443) | |