Orchard Villa HOA Newsletter — September 2010

Website: http://www.orchardvilla.net

Annual Meeting: The annual meeting of the Orchard Villa Homeowners Association will occur at 1:00 pm on Saturday, October 23, 2010 at the Grand Center, 182 North 500 West, Moab, UT. The Association's proposed 2011 budget will be unveiled at this meeting and two of our five board members will be elected. You will receive a separate mailing on the annual meeting shortly. Upon receipt, if you cannot attend the meeting, please return your proxy granting the Board its use, so a quorum can be constituted and business conducted. Mail your ballot or proxy no later than October 18, 2010. The minutes of the 2009 annual meeting are available for review on our website at **www.orchardvilla.net.**

Maintenance Update: A water line break was repaired at Building 15 on North Hale the first week of July. A major overhaul of the Association's sprinkler system was completed this fall. Many new sprinkler heads were installed, sprinklers were dug out and adjusted. These repairs should allow the association to more effectively water the common area, conserve water and prevent further damage to buildings and fences. In addition, Sorenson Construction inspected all roofs, replacing broken tiles and caulking cracked tiles as needed.

Swimming Pool: The last day of the swimming season will be Sunday, September 19, after which the pool will close until next May. Kudos to Orchard Villa resident (and licensed pool operator) Megan Lyle for maintaining our pool this summer.

Mowing/Sprinklers: The sprinkler system will be shut down in mid-October and mowing will come to an end.

Preparing for the Winter Ahead:

1. **Swamp Cooler and Other Maintenance Reminders:** It is the responsibility of homeowners to make arrangements to have their swamp coolers winterized by mid-October. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), Riverside Plumbing & Heating (435-259-8324), and Mr. Fix-it (435-220-0036) can all perform this work for you. Make sure your serviceman drains the unit and disconnects the interior water line. 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 (we recently discovered cottonwood saplings growing in one). You may also want to have your dryer vent blown out, if it has not been serviced in awhile.

2. **Frozen Water Pipes:** Due to last year's cold and prolong winter, two of our units suffered interior water damage from broken water pipes. If your unit is vacant in the winter or you are going to be absent for a lengthy period of time, we recommend that you have someone check on your unit from time to time and that you leave the thermostat set above 60 degrees.

3. **Fall Cleanup:** Please trim all your plants away from gas and electric meters as well as 8 inches from fences and buildings. Remove all dead growth from your planting beds.

Rule Reminders: The speed limit on Orchard Villa Streets is 15 mph. Please abide by it for the safety of everyone. Trash cans are to be stored out of sight in your garage or courtyard after trash pickup on Fridays. The RV parking lot is reserved for only recreational vehicles and trucks over ¾ ton. We allow short term parking of vehicles in the RV lot for visitors. RV's are not to be parked at homeowner units, except for short durations (e.g., loading and unloading). For safety reasons at night, please park in your driveway or garage, not on our streets.

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

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)

Website: Do you have a question about Orchard Villa? Then please visit the Association's website at www.orchardvilla.net.