

Orchard Villa HOA Newsletter

September 2017

Greetings fellow Orchard Villains:

It's hard to believe that another summer has come and gone but it's nice to feel the cooler air of fall. We accomplished a lot this summer. We applied an elastomeric coating to the remaining 5 buildings. This work included roof maintenance, concrete levelling, and painting of door jambs and gates. We completed Phase I of a tree planting project designed to "buffer" us from the Entrada buildings. We also purchased new pool furniture.

Looking ahead, the annual meeting is scheduled for 1:00 pm on Saturday October 21st at the Grand Center. If you have any comments prior to the meeting please let the Board know. Our contact info is listed below. We have received complaints about the weeds being particularly bad this summer. As a result, we are considering going back to a more standard use of herbicides (weed & feed, etc.) in lieu of the organic products we have been using. The Board would like to know what you think! Please send me an email with your comments.

On the financial front, we expect to come in "on budget", or a little under for 2017. We ran into trouble in a few areas but our contingency funds should be able to absorb the cost increases. Specifically, we are facing cost overruns in the areas of water usage, pool operations, and the tree planting project. The Board has taken various actions to reduce or eliminate the budget overruns. We took action to reduce water usage by going around and adjusting the sprinkler timers. Some areas appeared to be receiving way too much water. We turned the times way down in those areas. If you notice a few dry spots it's because of that. We are working with our grounds crew to address the dry spots by adjusting or adding heads instead of simply turning up the whole zone (which is how it has typically been handled in the past). We stopped work on the tree planting project when it was determined it was way over budget. We plan to complete it next year. The pool cover has failed and will need to be repaired but this will be taken care of next year. In summary, we can expect a small increase to assessments next year (as planned) and our finances are sound.

Please keep in mind that you are responsible to maintain any "special" plantings that you or a previous owner may have installed. Many of the original owners planted bushes or trees along the fence lines or around the buildings. They understood that those plantings were THEIR responsibility, not the HOA's. As a current or new owner, please keep in mind that you inherited this responsibility. If you do not wish to maintain these plantings yourself you have a couple options. Option 1 is to hire someone to perform the maintenance. The Board will be glad to provide names of qualified individuals. Option 2 is to remove the plantings and return the area to grass at which point the HOA will assume responsibility for mowing it.

Finally, we have experienced some petty thefts. Not inside of homes but items being stolen from unlocked vehicles, either in the RV lot or in driveways. Please don't encourage bad behavior by leaving vehicles unlocked. You are simply asking for trouble.

Board of Trustees, Orchard Villa Homeowners Association

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