

## **Our Community Vision**

Orchard Villa will be a development that is visually attractive and well-maintained, that utilizes best practices to conduct its business, that fosters a collaborative community, and that operates in a legally and financially sound manner.

## **2010 Budget and Assessments**

At its December 15, 2009 meeting, the Orchard Villa Homeowners Association Board approved a 2010 budget totaling \$144,300 to fund both its annual operations and maintenance, and to pay for reserve fund projects estimated to cost \$33,100. On the back of this newsletter you will find a summary of the HOA budget for 2010, showing expected income & expenditures. As a result, two bedroom assessment payments are now \$150.26 per month or \$450.77 per quarter, while three bedroom payments are \$180.91 per month or \$542.72 per quarter.

## **Reserve Fund Projects (2010)**

1. **Inspect Roofs** -- \$5,100 – Inspect all roofs and replace broken and cracked roof tiles.
2. **Seal Coating Streets** -- \$14,700 – This procedure will protect against oxidation and spills by spreading a light coat of sand and oil over the street surface. It prolongs the life of the pavement at a fraction of its replacement cost. Asphalt is basically sand, gravel and glue. The glue used to keep the sand and gravel together is asphalt, a heavy by-product of oil refining. While sand and gravel do not deteriorate significantly, the asphalt binder does due to oxidation, solar radiation, pollution and chemicals spilled from vehicles. The price of this project is tied to the price of oil.
3. **Concrete Repair** -- \$8,000 – Replace broken curb and rain gutter at the East and West entrances of the RV Park, including the sidewalk at the mailbox. Replace a half dozen broken sidewalk panels and broken concrete driveway panels as the budget allows.
4. **Paint Pool Fence, Pool House Bathrooms, Doorjambes and Doors** -- \$5,300

We estimate that Orchard Villa will start the year with a reserve fund balance of \$44,530. Assessment payments in 2010 will add \$30,490 to the fund, while at the same time the reserve projects listed above will draw the fund down \$33,100. As a result, we project that by year's end, the reserve fund balance will be about \$42,800.

## **Finances**

As of December 16, 2009, the Association had \$13,675 in its checking account and \$38,237 held in reserve in three other bank accounts. We expect to transfer a little over \$6,000 from checking to reserves in early 2010.

## **Board Election**

At our annual homeowner's association board meeting on October 24, 2009, Marc Thomas and Bill Topper were elected to serve three-year terms as members of the Board of Directors. We urge all of our homeowners to think about serving on the board when other vacancies become available next fall.

## **Assessment Payment Invoices and Statements**

While most homeowners will receive only a quarterly invoice in this mailing, some who have previously overpaid or underpaid will also receive a statement summarizing the total amount that they now owe. In those instances, please remit the amount shown on the statement rather than the invoice.

## **Phone Directory**

In addition to your assessment statements, you will find enclosed an updated Orchard Villa phone directory.

## **Please Be Proactive**

In winter, our units use gas-fired hot water boilers to heat water and radiate heat into our rooms through baseboard convectors. While gas-fired boilers are fairly reliable that does not mean they are maintenance-free. Most problems, when they do occur, usually relate to the boiler's expansion tank or water circulator pump. To avoid being without heat this winter, please familiarize yourself with the anatomy and operation of your boiler and consider having a service technician inspect it.

## **Seasons Greetings**

Your Orchard Villa Board of Directors wishes all of our homeowners a joyous holiday season. We hope you are able to spend time with friends and family members that you love and who love you in return.

## Orchard Villa HOA 2010 O&M and Reserve Budget

Income & Expenditures	Budget-2009	Contact Us:
<b>Total Income</b>	<b>\$144,294.00</b>	<b>Board of Trustees</b>
<i>Assessment Income</i>		<b>Orchard Villa Homeowners Association</b>
Three bedroom-56% (\$180.91 per month)-37 units	\$80,322.00	President - Marc Thomas (435-259-2208)
Two bedroom-44% (\$150.26 per month)-35 units	\$63,108.00	Vice President - Mike Stringham (435-259-8579)
<b>Total Assessment Income</b>	<b>\$143,430.00</b>	Vice President - Bill Topper (435-210-0443)
<b>Other Revenue -Reserve Interest, etc</b>	<b>\$864.00</b>	Treasurer - Connie Baty (435-259-7307)
		Secretary - Chris Ensworth (435-259-4461)
<b>Total Expenditures</b>	<b>\$146,904.00</b>	
<b>Operations &amp; Maintenance Costs</b>		
<b>Utilities (24% of total expenditures)</b>		
Water	\$8,670.00	
Sewer	\$9,894.00	
Garbage	\$13,832.00	
Storm sewer fee	\$1,728.00	
Yard Waste Dumpsters	\$600.00	
<b>Total Utilities</b>	<b>\$34,724.00</b>	
<b>Groundskeeping (25% of total expenditures)</b>		
Lawn Care	\$17,110.00	
Fertilizing/weed spraying	\$3,655.00	
Aerate Lawn	\$1,100.00	
Edge Lawn	\$1,000.00	
Lawn care, other	\$500.00	
Clear fence lines	\$1,000.00	
Trees, maintenance	\$3,000.00	
Trim bushes/weeding	\$2,000.00	
Sprinkler maintenance	\$3,200.00	
Sprinkler start-up/shut down	\$1,230.00	
Sprinkler system parts	\$1,500.00	
Pest Control	\$1,080.00	
Maintenance, other	\$500.00	
<b>Total Groundskeeping</b>	<b>\$36,875.00</b>	
<b>Swimming Pool (8% of total expenditures)</b>		
Electricity -Utah Power	\$1,050.00	
Gas-Questar	\$800.00	
Health Dept testing	\$180.00	
Pool Operator	\$6,250.00	
Pool Supplies	\$1,000.00	
Pool Maintenance	\$2,000.00	
<b>Total Swimming Pool</b>	<b>\$11,280.00</b>	
<b>Administration (&lt;1% of total expenditures)</b>		
Postage/Post office box	\$300.00	
Website	\$100.00	
Supplies	\$300.00	
Miscellaneous	\$300.00	
<b>Total Administration</b>	<b>\$1,000.00</b>	
<b>Professional (20% of total expenditures)</b>		
Meetings	\$100.00	
Corporate License	\$50.00	
Taxes	\$500.00	
Accountant	\$5,400.00	
Legal	\$2,000.00	
Insurance	\$19,644.00	
Contingency	\$2,231.00	
<b>Total Professional</b>	<b>\$29,925.00</b>	
<b>Total Operations &amp; Maintenance Costs</b>	<b>\$113,804.00</b>	
<b>Reserve Fund Project Costs</b>		
<b>Reserve Projects (23% of total expenditures )</b>		
Asphalt, seal coat all roads	\$14,700.00	
Concrete repair, driveways & sidewalks	\$8,000.00	
Paint, pool bathrooms	\$550.00	
Paint, pool fence, awning, door jambs & trim	\$4,750.00	
Roofs, inspect & repair	\$5,100.00	
<b>Total Reserve Fund Project Costs</b>	<b>\$33,100.00</b>	