

Orchard Villa H.O.A. Winter Newsletter (Jan. 2008)

The annual meeting is scheduled for **Saturday, February 23, 2008 at 2pm at the Grand Center Moab UT**. Enclosed you'll find financial information on the HOA, the proxy ballot and a submission form if you are interested in running for one of the three open board seats that will be voted on at the meeting.

The Board would like to announce that Treasurer/Secretary Sandy Norton sold her home in Orchard Villa and is no longer on the board. The current board positions are President/Treasurer Maria Brox, VP Kendra C. Perkins, VP/Communications Marc Thomas and VP Mike Stringham. The term that Sandy Norton was filling expires in 2009. The seat that Mike Stringham was appointed to last fall expires in 2008, as does the seat that Maria Brox is currently holding.

We are glad to announce that we finished 2007 well under budget, with \$15,000 available for a new CD to add to the reserve funds accruing for the association's future repair and replacement needs.

In December, the Board contracted with a local branch of Farmers Insurance to be binding for the month of December along with coverage on a calendar year renewal basis that includes all of the features from the previous insurance company, with some additional coverage, at a significantly reduced price. The insurance coverage package will be available for home owners to view at the annual meeting.

We have contracted with Spanish Valley Pest Control for our external spraying in 2008. We are also reviewing options for a rotational termite inspection for all building exteriors. In accordance with HOA policy, homeowners are responsible for interior treatments of any infestations, and are encouraged to pay close attention to early warning signs. These indicators include softened door frames or base boards where termites have eaten the wood.

Each of us must remove all wood mulch and chips from any areas adjoining the exterior structure. That includes courtyards, as well as any wood in direct contact with the ground and adjoining the exterior of the structure. The advice of the pest control people is that this is the best way to control and eliminate termites in our homes. Termite infestation is very expensive to eliminate and the best remedy is not to attract them in the first place. If you need help in removing the wood mulch/chips, please contact a board member.

At the March 2007 meeting, the members voted for a priority of tasks to be done. Working from that list, the roof tile repair was completed, the door frame damage was repaired, and the stamped colored concrete was poured on the south side of the 500 West entrance to match that on the north. The exterior stucco work repairs are also underway.

The grounds had their final mowing and the watering lines were winterized in the fall. The landscaping tree trimming on the community property was completed, and the trees and shrubs on the other side of our fence-line have all been cut down and removed. The Board continues to investigate the cost of alternatives or phased in replacements for the exterior fencing as there is a need for many repairs on the decaying wood. The board will present options to the ownership at the annual meeting.

We would like to request input from the membership regarding issues you feel are important and items that need to be addressed, discussed and or voted on by the entire membership at the annual meeting in February. Your comments can be directed to us by using the "Contact Us" link on the Orchard Villa web site at <http://www.orchardvilla.net/index.htm>

Greetings to the new Orchard Villa Townhome owners! Please be sure that you have copies of the Association documentation and rules, which are also available online at our website. If you have any questions, please contact a board member to assist you.