

## **Orchard Villa Townhomes Homeowners Association Newsletter**

September 3, 2008

### **HOA Annual Meeting and Board Election**

Enclosed you will find a nomination petition for the annual election of members to the Board of Trustees of the Orchard Villa Homeowners Association. This fall, there is one position open for election to a three-year term. **Candidates need to be "owners of record" as well as current on their assessment payments and homeowners insurance.** Nomination petitions should be submitted to a Board Member or mailed to the Association's mailbox, Orchard Villa Homeowners Association, P.O. Box 1409, Moab, UT 84532 no later than September 24, 2008.

In accordance with past precedence, nominations to the board may also be made from the floor at the annual meeting, provided the candidate requirements listed above are met at least 10 days prior to the annual meeting. **The annual meeting and election will be held on Saturday, October 18, 2008 at 2 p.m. at the Grand Center, 182 North 500 West, Moab, Utah.**

### **Year in Review**

It has been a busy year for the Association. A CPA firm is now keeping the Association's books and handling the billing. Homeowner Walter Johnson assisted the board in reviewing the Association's insurance coverage. An updated neighborhood phone directory was published. A filing system to track repairs on individual units was established. A financial analysis of the Association's need for a reserve fund for long-range maintenance was developed by new homeowner Alan Gillette under the direction of board member Mike Stringham. Along the maintenance front, our streets were crack sealed. The West Hale and North Hale fence lines were repaired and stained. Fence lines have been cleared of weeds and sprayed. A cement collar has been added to the drainage line between Buildings 13 & 14. The swimming pool deck was caulked. The location of sprinklers has been adjusted on Buildings 1, 2, 3, 11, and 12. Door jambs and garage trim have been painted and repaired.

### **Landscape Committee**

A landscape committee has been formed that will assess the priorities of the common area and recommend how to make it more compatible with our desert environment. Board member Connie Baty oversees the committee, whose members include JoAnn Simbeck, Victoria Fugit, Penny Lawton, Sue Noah and Billy Provonsha. Anyone with an interest is welcome to join the effort.

### **Rules and enforcement procedures**

The Board has been working on updating rules and enforcement procedures, to comply with our governing documents and to insure every homeowner is treated respectfully, equitably, and in a consistent manner. Thanks to members Gail Roy, Carol Klaus, Bob Booker, JoAnn Simbeck, Ron Brailsford, Gary and Cheryl Walters, Charlie and Diane Mackey, Victoria Fugit, Cathy Shank, J.D. and Dotty Wilson, Brad and Linda Peek, and Maxine Newell for your assistance in reviewing the draft documents and making suggestions for improvements.

### **Smoke Alarms**

The Moab Volunteer Fire Department recommends that homeowners change the batteries in their smoke alarms this fall. They also recommend that if your smoke alarm goes off to call them, so they can insure there is no fire is occurring.

### **Rain Gutters**

Rain gutters are the responsibility of the homeowner and should be cleaned and repaired before winter. Rim Rain Gutters is a local contractor who can assist in rain gutter maintenance and repair. Their phone number is 435-259-3972.

## **Contact Us:**

### **Board of Trustees Orchard Villa Homeowners Association**

President - Marc Thomas (435-259-2208)

- **Communications**

Vice President - Kendra Perkins (435-259-8804)

- **Groundskeeping**

Vice President - Mike Stringham (435-259-8579)

- **Maintenance**

Treasurer - Connie Baty (435-259-7307)

- **Groundskeeping**

Secretary - Chris Ensworth (435-259-4461)