

## **Second Quarter Newsletter Update Orchard Villa H.O.A. March 2008**

Happy Spring! With this time of year comes a lot of spring cleaning and gearing up for the busiest time of the year here at Orchard Villa townhomes.

**ANNUAL MEETING:** There were 23 unit owners in attendance, with a total of 53 member votes represented by proxy. Mike Stringham and Connie Baty were elected to three-year terms and Chris Ensworth for a one-year term. The Board elected Marc Thomas, President; Mike Stringham and Kendra Perkins Vice-Presidents; Connie Baty, Treasurer; and Chris Ensworth, Secretary. The annual meeting has been changed to October, so please put **October 18<sup>th</sup> 2008** date on your calendar for the tentative membership meeting! There will be one position open for election of a three year term, please submit your applications early.

There was some confusion and concern over the issuing and acceptance of proxies for the voting. The HOA board mailed every member a proxy with the last newsletter update. We encourage everyone who is not able to attend, to find a neighbor that knows how you want to vote and give him your proxy, or assign one of the board members your proxy and mail it to the official PO Box with your directives. It is not illegal for non-HOA-official proxies to be submitted. Homeowners have the legal right to designate anyone over the age of eighteen as their proxy on a form of their choosing. It is important to have a quorum of votes, but also important that all the owner members be treated equitably and understand the importance of their participation in the association business decisions. We are all co-investors!

In addition to board elections, a 'priority' vote at the meeting identified the priority of projects that are beyond the scope of regular budgeted maintenance operations for 2008, for which the initial estimated \$17,000 available cash beyond operating budget would be used, and the results in order of priority were: 1) Fence repair/replace 2) Stucco issues 3) Reserve fund savings 4) Alberta Ct. road 5) 400 N. entrance. In a yes/no vote, the membership voted NO to paying for a reserve fund study.

**DUES:** Enclosed is financial information on the status of liquidity and operations. Larson & Co., a local CPA firm is handling the Association's bookkeeping. The board resolved to make assessments billings consistent with the governing documents. Beginning with the 3<sup>rd</sup> quarter (July) all assessment payments will be due the first of the month and considered late after the tenth of the month. Interest and late fees will be assessed on late payments. This affects members paying by quarterly payment the same as those paying monthly installments. Please call the board if you have any questions.

**INSURANCE Article VII Sec. 2 Reminder:** Please make sure a copy of your proof of hazard and liability insurance on your unit is up to date if you have not already done so.

**ROADS:** Though the issue of the needed repair or replacement of Alberta Court was voted as directive #4 by the general membership, due to a time sensitive contractor quote, at a phone vote 4 to 1, a crack seal job was approved and performed on all of the road surfaces and along the cement/tar edge for \$3900. The Board has not made a decision on how and when to repair Alberta Court. Concerns or questions please contact the board.

**FENCE:** As for priority #1, we are still investigating fence options. However in the meantime, the existing fence repairs will be made by replacing the wooden posts with metal poles, and moving forward with sectional repairs and treatment. The board determined that if a different type of fencing was to be installed (as in vinyl), the first sections would be the fence along 500 west. Continued research for contractors and options is being pursued.

**POOL:** It is still early spring, but the pool will begin to be prepped for opening at the latest May 15<sup>th</sup>, or earlier as weather permits, addressing the membership's requests, and will close Sept. 15<sup>th</sup>. Culligan will be handling the prep, and Mike DeClerq will be the pool operator. It will be opened by the operator at 7am and closed at 9pm daily. Please be sure to follow all pool regulations, shower before entering, and respect your neighbors. Guests are allowed accompanied by an owner/tenant.

**SWAMP COOLERS:** Nelson's heating and air will be prepping evaporative coolers in late April. The association contracts that service in a package deal on pre- designated times. If you are unable to be at your condo at the posted time, please arrange for a neighbor or your property management to make sure your unit is accessible to the technician. Any additional parts or replacements are the responsibility of the home owner.

**PESTS:** Spanish Valley Pest Control will be spraying around the exteriors of the buildings. A notice of the expected monthly dates of applications will be posted on the mailboxes and listed on the website. A reminder that everyone should be careful to keep mulch and wood debris away from the exterior of the units to help prevent termite infestation. Keep watch for any internal door frame damage, or baseboard softness or dusty debris, as these may be signs of infestation. Immediately contact a board member, any internal mitigation is at the expense of the home owner, however the external area may need to be addressed by the association. Cinchbugs are a tiny black bug that continues to plague Moab in the springtime. Expect to see them hatch and head towards the buildings mostly originating in the empty field across from the hospital. They don't bite, are not harmful, but are annoying. Please be patient as the intrusion usually lasts for less than two weeks. More info will be available through the website.

**PARKING LOT:** The board will be grading the RV parking lot the week of April 14. Homeowners who have units parked in the lot need to move them while the work is completed.

**GARBAGE:** Your individual trash pickup is Friday. The two large dumpsters in the parking area are for natural organic cuttings and debris only. Please respect the signs that are posted as other garbage placed in those dumpsters may make the cost of collection increase.

**PETS:** Respect your neighbors with regard to controlling your pets, pick up after them and keep them on leashes in the common areas. The HOA provides 'pooh bags' at either entrance.

**PLANTS:** Check on the website for the "Grounds-keeping" definition and responsibilities report that was presented at the annual meeting. All plants around your unit that are not the 'front landscaped' HOA responsibility, are your responsibility to maintain in a reasonable manner. Please do not plant new items without checking with the board for approval. At the natural fenceline along the parking lot, a replacement drip line and appropriate plant integration will be addressed this year.

**CONTRACTORS:** Rich Ralph is our lawn care contractor and will be maintaining the sprinklers during the mowing season. Jim Davis is our sprinkler start up and close down contractor, as well as our professional trimmer for the HOA maintained trees and bushes. Mike DeClerq is our certified pool operator as well as the association's 'handy man'. He is also available for private contracting within your unit for interior work at your cost. Please respect the contractors to do their job. Disturbing them may increase costs. If you have any questions about the services, contact a board member.

**DRAINAGE:** The sinkhole between two buildings at the end of Hale will be evaluated as to how to appropriately fix the drainage problem. We will keep you advised as to the progress.

**MEETINGS:** The Board will meet at 2 pm March 29 at the Grand Center on 500 W. Moab UT. If you have an agenda item please contact a board member by phone or in writing/email. Volunteer for our pillar committees for Maintenance, Community, Financial & Legal and best business practices. The board wants to develop best business practices in written policies and procedures, and have a community discussion to upgrade our rules, by-laws and architectural guidelines.

Respectfully yours, Orchard Villa HOA Board

Marc Thomas, President  
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Connie Baty, Treasurer  
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Christine Ensworth, Secretary  
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Mike Stringham, VP  
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<http://www.OrchardVilla.net/>

**Orchard Villa Homeowners Association**  
 Comparative Statement of Revenues and Expenses  
 Budget vs. Actual  
 For the One Month and Two Months Ended February 29, 2008

	<u>Actual Feb 08</u>	<u>Budget</u>	<u>Actual Jan - Feb 08</u>	<u>Budget</u>	<u>Annual Budget</u>	<u>Unexpended</u>
<b>Income</b>						
4000 · INCOME						
4100 · Assessment - 3 bdrm	3,068.75		15,344.92	17,813.28	71,253.12	53439.84
4200 · Assessment - 2 bdrm	3,006.02		12,739.82	13,996.50	55,986.00	41989.50
4400 · Reimbursed Expenses	0.00	208.33	0.00	416.66	2,500.00	2083.34
4500 · Interest/ Late Fees	1,074.35		1,074.35			
4600 · Miscellaneous Income	0.00	8.33	8.21	16.66	100.00	83.34
<b>Total 4000 · INCOME</b>	<u>7,149.12</u>	<u>216.66</u>	<u>29,167.30</u>	<u>32,243.10</u>	<u>129,839.12</u>	<u>97596.02</u>
<b>Total Income</b>	7,149.12	216.66	29,167.30	32,243.10	129,839.12	97596.02
<b>Expense</b>						
5000 · EXPENSE						
5100 · Utilities -- City of Moab	2,253.12	2,666.66	4,549.18	5,333.32	32,000.00	26666.68
5200 · Legal & Professional						
5210 · Insurance	1,239.47	1,166.66	2,874.47	2,333.32	14,000.00	11666.68
5220 · Accountant/ Taxes	0.00	316.66	0.00	633.32	3,800.00	3166.68
5230 · Legal	0.00	83.33	0.00	166.66	1,000.00	833.34
5250 · Association Meeting	50.00		50.00			
<b>Total 5200 · Legal &amp; Professional</b>	<u>1,289.47</u>	<u>1,566.65</u>	<u>2,924.47</u>	<u>3,133.30</u>	<u>18,800.00</u>	<u>15666.70</u>
5300 · Maintenance						
5310 · Building/ Stucco Repairs	0.00	500.00	72.24	1,000.00	6,000.00	5000.00
5320 · Landscaping						
5321 · Tree/ Brush maintenance	0.00	250.00	0.00	500.00	3,000.00	2500.00
5320 · Landscaping - Other	0.00		0.00			
<b>Total 5320 · Landscaping</b>	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>	<u>500.00</u>	<u>3,000.00</u>	<u>2500.00</u>
5331 · Fertilizing/Weed Spraying	0.00	0.00	0.00	0.00	4,200.00	4200.00
5330 · Mowing	0.00	0.00	0.00	0.00	18,000.00	18000.00
5340 · Pest Control	0.00	358.33	800.00	716.66	4,300.00	3583.34
5360 · Street Repair	0.00	250.00	0.00	500.00	3,000.00	2500.00
5380 · Fence Repair	0.00	500.00	0.00	1,000.00	6,000.00	5000.00
5300 · Maintenance - Other	0.00		285.00			
<b>Total 5300 · Maintenance</b>	<u>0.00</u>	<u>1,858.33</u>	<u>1,157.24</u>	<u>3,716.66</u>	<u>44,500.00</u>	<u>40783.34</u>
5400 · Administration						
5430 · Supplies	97.29	8.33	97.29	16.66	100.00	83.34
5440 · Postage	0.00	25.00	0.00	50.00	300.00	250.00
5470 · Miscellaneous	43.60		43.60			
<b>Total 5400 · Administration</b>	<u>140.89</u>	<u>33.33</u>	<u>140.89</u>	<u>66.66</u>	<u>400.00</u>	<u>333.34</u>

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5600 - Swimming Pool						
5510 - Electricity -- Utah Power	9.52	83.33	16.56	166.66	1,000.00	833.34
5520 - Gas -- Questar	5.42	41.66	10.84	83.32	500.00	416.68
5530 - Testing	0.00	0.00	0.00	0.00	200.00	200.00
5540 - Pool Maintenance	0.00	0.00	0.00	0.00	2,000.00	2000.00
5550 - Supplies	0.00	0.00	0.00	0.00	1,700.00	1700.00
5560 - Pool Operator	0.00	0.00	0.00	0.00	6,150.00	6150.00
Total 5600 - Swimming Pool	<u>14.94</u>	<u>124.99</u>	<u>27.40</u>	<u>249.98</u>	<u>11,550.00</u>	<u>11300.02</u>
6000 - Taxes						
6100 - Federal	0.00	0.00	0.00	0.00	200.00	200.00
6200 - State	0.00	0.00	0.00	0.00	40.00	40.00
Total 6000 - Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>240.00</u>	<u>240.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>8,799.18</u>	<u>12,499.92</u>	<u>111,990.00</u>	<u>99490.08</u>
Net Income	<u>7,149.12</u>	<u>216.66</u>	<u>20,368.12</u>	<u>19,743.18</u>	<u>17,849.12</u>	<u>-1894.06</u>