

Orchard Villa HOA Newsletter

March 2009

Website: <http://www.orchardvilla.net>

Swamp Coolers: As announced at our October 2008 annual meeting, it is now the responsibility of homeowners to make arrangements to have their swamp coolers activated this spring. Traditionally, swamp coolers are turned on in mid-April to the end of May, and then shut down in October before a hard freeze. Both Moab Heating and Cooling at 435-259-1519 and Nelson's Heating and Refrigeration at 435-259-5625 perform this work. Orchard Villa homeowners who choose to activate swamp coolers themselves, do so at their own risk and will be held liable for any water or roof tile damage to our buildings.

Orchard Villa 2009 annual maintenance projects are progressing.

Buildings: Straightline Contracting successfully shored up three courtyard walls and replaced three uneven sidewalk squares. Tom Keogh repaired approximately 20 malfunctioning gates located throughout the complex. In early March, all courtyard gates on Alberta Ct. and W. Hale Ave. were painted. Mike Newman (painting contractor) and his crew are busy patching and painting stucco and impact holes. This work will be finished by the end of March.

Tree Removals/Replacements: Several cottonwood, mulberry, and corkscrew willow trees threatening the integrity of our buildings, fences, and pipelines have been cut down or relocated. The HOA landscape committee is working with homeowners who live near the trees removed to come up with replacement tree and bush recommendations and appropriate places to plant them.

400 North: By the end of March, the dirt pile by the intersection of N. Hale Ave. and 400 North will be leveled and plants and a drip system installed along the first 70 feet extending from the fence line at 678 W. Hale.

Drainage: A new drainage swale will be designed and built this spring to the side of and behind Building 13 (497 N. Hale to 513 N. Hale) to mitigate drainage problems near the intersection of N. Hale and W. Hale.

Swimming Pool: Work is progressing on installing an anti-suction drain in the swimming pool and should be completed by the end of March.

Pest Control: Spanish Valley Pest Control (435-259-8255) is treating the exterior of our buildings on the 2nd Thursday of each month. They charge \$8.00 if you want to arrange with them to do the interior of your unit.

Raingutters: Homeowners with rain gutters on their units are responsible for their maintenance and cleaning.

Questions: If you have any questions about the work being performed, please do not interrupt the contractors. Instead direct all questions to a board member. Thank you for your cooperation.

Thanks: Dr. Bill Topper (610 W. Hale) has volunteered and been appointed to serve on the HOA Board of Directors to fill the vacancy created by the resignation of Kendra Perkins. Bill is a retired neonatologist (someone trained to handle complex and high-risk situations among newborns). He hails most recently from Kansas City, MO and came to Moab to share more time with the family of his youngest son and to work with first graders at Red Rock Elementary School. Bill enjoys hiking, camping and bicycling.

Contact Us:

Board of Trustees
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