

Orchard Villa HOA Newsletter

February 2009

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

Orchard Villa 2009 maintenance projects will begin this month. All projects and scheduling are contingent upon the weather. Please make sure your gates are unlocked and grant access to the contractors, so they can complete the needed repairs.

Courtyard Walls: The week of February 16, 2009 Straightline Contracting will begin work on shoring up the footings on three courtyard privacy walls at 636 West Hale, 654 W. Hale, and 580 W Hale. They will also cut out and replace three 4x4 sidewalk squares that have settled and become tripping hazards at the fire hydrant on West Hale and in front of 530 W. Hale and 699 W. Hale.

Gate Repair: The week of February 23rd, Tom Keogh will begin adjusting and repairing gates so they close properly.

Stucco Repair: In the month of March, Mike Newman Painting will begin patching and repairing the cracks between the courtyard walls and buildings. They will also patch all cable and satellite dish penetrations, major impact holes, and water damaged areas of stucco on all buildings. In addition, they will repair the stucco finish coat issues on the garage at 654 W. Hale, the rear of 704 W. Hale, and on Building Nine (610-628 W. Hale). Please trim your plantings away from the stucco to help with access.

Gate Painting: Also in March, Mike Newman Painting will paint courtyard gates on Alberta Court and West Hale Avenue (i.e., the units that were built during phase one of Orchard Villa). To help us with this project, please remove all pet barriers and decorations from you gate for the month.

Tree removal: In late February, two cottonwood trees will be removed from behind Building 14 (471-489 N. Hale). The trees are rapidly growing and have invasive root systems, which can damage the concrete, foundations, and fence. They are also interfering with the power lines overhead. At the same time, two corkscrew willows will be removed from behind 642 W. Hale and 660 W. Hale.

These removals were approved by the board based on recommendations made by our Landscape Committee that these trees are inappropriate for the spaces they inhabit. The Landscape Committee will work with homeowners living in close proximity to these trees to come up with replacements that are more appropriate.

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

Drainage: Pending board approval and in coordination with the 400 North project, dirt work will also be performed behind Building 13 (497 N Hale to 513 N Hale) to mitigate the drainage problem between Buildings 13 & 14.

Swimming Pool: Also in March, the swimming pool will be drained so that a new drain cover can be installed to comply with the Virginia Graeme Baker Safety Act. This new federal law requires that drain covers be installed on all swimming pool main drains so people cannot become entrapped by the force of the suction.

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

Help Wanted: There is a vacancy on the Association's Board due to the resignation of Kendra Cook. An appointment will be made to fill the vacancy until the October 2009 annual meeting. This 3-year position will be up for election at the annual meeting. If you are interested in serving on the Board, please contact a Board member.

Contact Us:

Board of Trustees

Orchard Villa Homeowners Association

President - Marc Thomas (435-259-2208)

- **Communications**

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

- **Maintenance**

Treasurer - Connie Baty (435-259-7307)

- **Groundskeeping**

Secretary - Chris Ensworth (435-259-4461)