

**Fence repair and Maintenance:** Orchard Villa fencing had not been maintained for several years as the cost of different alternatives were being reviewed. This spring, to realize a significant savings over time, the board voted for maintenance on one half of OV fences at a cost of \$6.73 per linear foot, compared to smaller projects that might have cost \$30+ per linear foot. The total cost for the project was \$16,707, and included repairing planks, replacing broken posts with metal poles, and staining wood (two coats in the oldest section). To facilitate the work, an additional \$3500 was used to clear the fenceline of trees on the north side of W. Hale Street. In addition, the fence section that blew down in early spring near the pool was repaired separately by our handy man. Additional wood to metal post replacements were made in June.

**Drainage solution:** Between buildings 13 and 14, a drainage issue was addressed by encasing the connector pipe at the point of the problem, with a concrete collar.

**Groundskeeping:** Lawn care and sprinkler maintenance and adjustments continue. Additionally, a "sprinkler relocation program" phase 1 has been initiated to replace outdated heads and keep water away from the stucco structures and allow for better and more efficient lawn coverage. The areas surrounding buildings 1, 2 & 3 have been completed. The project will continue in chronological order as the budget allows. The RV fenceline has been weeded once, and the recurring weed situation will be addressed. An initial weed spray for the cracks along the road and sidewalks was performed earlier this quarter. Driveway weed maintenance remains the responsibility of the unit residents.

**Pests:** The third Friday of each month the pest control sprays the exteriors including courtyard perimeters if the gate is unlocked. If you do not wish to have the spray around your unit, please notify the board to be listed as a no spray unit. The Canyonlands Health Care Special Service District agreed to clear the southern adjacent vacant field if we cleared the fenceline of debris. We cleared the backside of our fence May 29th, and Dr. Phil Kopell donated his time and tractor to cut down the field. Thankfully, the May false cinchbug issue did not occur this year, but the mosquitoes are in full force.

**Finances:** As of June 24, 2008, the Association had \$12,373.85 in its checking account and \$32,286.38 held in reserve in certificates of deposit. This updates by one week our accountant's balance summary appearing on the back of this newsletter. Part of the reserve fund money was transferred to checking to cover the cost of the large fence repair project.

**Insurance:** An evaluation of the association's current coverage was conducted by an Orchard Villa homeowner who is in the insurance business. Thanks to Walter Johnson for his analysis and suggestion to increase overall peril policy by \$3 million and our liability coverage to \$5 million upon renewal, and consider increasing our deductible to offset any coverage cost increases.

**Pool:** The pool was opened in mid-May. The schedule is: 7am to 8am for morning swim, 8-10 closed during chemical treatment and cleaning, and general swim from 10am-9pm. Please review the new pool rules that are posted at the pool and on the website. Swimming is at your own risk.

**Website (<http://www.orchardvilla.net/>):** The board has been adding information and owner / tenant responsibility descriptions in addition to the core governing documents. Please be aware of what the community expects of all of us and thank you for being considerate of your neighbors.