

Orchard Villa HOA Newsletter

June 2011

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

Swimming Pool: The swimming pool opened for the season on Thursday, May 26, 2011. The final day the pool will be open is Sunday, September 18, 2011. The hours of operation are from 9 am until 9 pm, seven days a week. However, the pool may be closed at the discretion of the pool operator and Board due to adverse weather or for maintenance and repair.

Any one with an infectious or communicable disease, or open sores, is prohibited from swimming in our pool. A swim diaper and water proof swim pants are required for all children under the age of 3 and for individuals without bowel control. Diapers are to be changed on children in the restrooms only. No one should swim who has diarrhea.

Please abide by the rules that are posted for the safety and welfare of all. For everyone's enjoyment and according to state law, we also ask that our homeowners and guests take a cleansing shower before entering the pool.

Groundskeeping: TLC Landscaping of Monticello is the Association's common area contractor this year. Lawn mowing will occur on Wednesdays and Thursdays this year. All sprinkler repairs, including those in personal flowerbeds, are to be made by TLC Landscaping, after board approval. We hope this will eliminate needless duplication of effort. Jeff and Ron of TLC Landscaping are very willing to work with our homeowners on common area landscaping issues. Please report any concerns you have to your board members and we will make sure that TLC addresses them. If you have flowerbeds, please trim your bushes and plants away from sprinkler heads and leave at least 18 inches of space between buildings and fences. Please remember garden hoses are to be coiled up when not in use. Your cooperation in making maintenance as easy as possible for our groundskeepers is appreciated as is helping us conserve on water usage.

Swamp Coolers/Maintenance Reminders: It is the responsibility of homeowners to arrange to have their swamp coolers activated in the spring. If your swamp cooler is constantly running water off the roof, it needs maintenance. Please contact a repairman to do so. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259-8324) can all perform this work for you.

Annual Meeting: The annual meeting of the Orchard Villa Homeowners Association will occur at 1:00 pm on Saturday, October 22, 2011 at the Grand Center, 182 North 500 West, Moab, UT.

Board Election: There will be at least one Board of Directors position up for election this year, for a three year term. Orchard Villa is a self managed Homeowners Association. This means homeowners through its board members manage the Association. Board duties include drafting a budget, billing for assessments, paying bills, hiring and scheduling contractors to perform necessary maintenance, seeing that an adequate reserve fund exists to pay for planned future needs, and enforcing the Association's governing documents. Of the current homeowners, 18 of them are serving or have served on the Board. However, slightly over half of our units are absentee owners and several other homeowners have serious medical conditions which preclude their participation. In order to sustain a vital organization and manage our property, we need volunteers to step up and serve on the Board.

Nominating petitions can be downloaded from the Association's website or obtained from a board member. Nominations should be returned to the Board no later than October 1, 2011. They can be turned in to any current board member or mailed to the Orchard Villa Homeowner's Association at PO Box 1409, Moab, UT 84532.

RV Parking: The RV parking lot is reserved on a first come, first serve basis for recreational vehicles, trailers, and vehicles 3/4 ton or larger. RV's are not to be parked at your unit, except on a short term basis to load and unload. We allow short term parking for guests in the lot, when there is not existing space available at your unit. Please park close to existing vehicles in the RV lot to conserve space.

All vehicles in the RV parking lot must have current license plates and be labeled with a name and contact phone number in case we need to have them moved for lot maintenance. Vehicles and trailers without contact information and with expired plates will be considered abandoned and can be towed at the owners expense.

Satellite Dishes: Satellite dishes are not to be installed on our buildings. They are to be placed at the rear of the building on steel poles next to the building. Two bedroom units should install dishes next to their rear patio privacy wall. Please contact a board member about placement before installation.

Rules Reminders:

- The speed limit on all streets within Orchard Villa is 15 mph. Please abide by the limit for the safety of us all.
- Please remember to store your trash can out of sight after the garbage has been picked up on Fridays. If your neighbor is absent, please roll his can into his courtyard.
- Remember there is no overnight parking on our streets. If you have guests staying the night, please ask them to park their vehicles in the RV parking lot. Also, please do not park on the sidewalks since it impedes pedestrians and breaks down the concrete.
- As a courtesy to all and for community harmony, please pick up after your dogs. There are doggie poop bags at both mailboxes and at the 400 North entrance.
- If you as an owner rent your unit, remember that you are responsible for informing your tenant of the Association's rules and ensuring their compliance.

Website: Do you have a question about Orchard Villa? Then please visit the Association's website online at www.orchardvilla.net. The site now stores all of the Association's governing documents, rules and regulations, landscape guidelines, and fines, collection, and enforcement policies. You can also access the Association's insurance coverage as well as the minutes for regular board and annual Association meetings. In addition, you can email any questions or concerns to the Board.

Contact Us – Board of Trustees, Orchard Villa Homeowners Association:

President – Marc Thomas (435-259-2208)

Treasurer - Connie Baty (435-259-7307)

Vice President –Barbara Crossan (435-259-0777)

Secretary - Chris Ensworth (435-259-4461)

Vice President – Bill Topper (435-210-0443)