

**Assessments:** At its December meeting, the Orchard Villa Homeowners Association Board approved a 2009 budget of nearly \$137,000 to fund its operations and maintenance, as well as pay for six reserve fund projects ranging from stucco and storm drain repairs to the painting of homeowner gates and new landscaping at our 400 North entrance. On the back of this newsletter you will find a summary of the HOA budget for 2009, showing expected income & expenditures. As a result, two bedroom assessments will now be \$142.42 per month or \$427.26 per quarter, while three bedroom assessments will be \$171.47 per month or \$514.41 per quarter.

**Finances:** As of December 16, 2008, the Association had \$13,889 in its checking account and \$32,738 held in reserve in certificates of deposit.

**Board Election:** At the annual meeting in October, Chris Ensworth was elected to serve a three-year term on the Board. We would like to thank Kenny Yama for also running for the Board and we want to encourage other homeowners to think about doing so at our next annual meeting in October 2009.

**Updated Rules; Enforcement, Collection and Fine Policies; Landscape Guidelines:** Also enclosed in this mailing are the updated rules, policies, and guidelines developed jointly by homeowners and board members and approved by the Board at its December meeting. The goal was to establish policies and guidelines that foster and enhance our community vision\* and ensure that everyone is dealt with in an equitable manner. Please be aware of what your responsibilities to the community are and thank you for being considerate of your neighbors.

**By-law Amendments:** The Board also enacted three amendments to the by-laws this year: (1) changing the annual meeting to October, (2) requiring that all Board members be current on their assessments and proof of insurance, and (3) allocating that proxies sent to the Board of Trustees at the annual meeting be distributed among those board members not standing for election.

**Phone Directory:** Enclosed you will also find an updated Orchard Villa phone directory.

**Parking Reminders:** Please remember to park your vehicle so that it is not on or blocking the sidewalk. This obstructs passage of our residents or visitors who are wheelchair bound. If you have a hitch on your vehicle, please pull up to your garage door so that the hitch does not block the walkway.

Also, parking in the RV parking lot is for recreational vehicles on a first come, first serve basis. Please park between the markings or close to the next vehicle to maximize space. Remember to label vehicles with your name and phone number, so the Board can contact you if need be.

**Hello and Goodbye:** A warm welcome to Jeff and Kara Pillus, our new neighbors at 574 W. Hale. Goodbye and good luck to Chris and Ula Brunner who have moved into their new home in the valley.

**Thank You:** Perhaps you've noticed the welcoming benches placed at the mail boxes and on North Hale Ave. They are a gift from homeowner Bob Silver and were assembled by Audie Harper. Thank you very much guys. We encourage everyone to sit a spell and visit with your neighbors.

**Happy Holidays:** The Board wishes you a holiday season filled with peace, joy, and hope...and a happy New Year!

**\*Our Community Vision:** Orchard Villa will be a development that is visually attractive and well-maintained, that utilizes best practices to conduct its business, that fosters a collaborative community, and that operates in a legally and financially sound manner.

## Orchard Villa HOA 2009 O&M and Reserve Budget

### Income & Expenditures

### Budget-2009

Contact Us:

#### Total Income

**\$136,950.00**

Board of Trustees

Orchard Villa Homeowners Association

#### Assessment Income

Three bedroom-56% (\$171.47 month)-37 units

\$76,133.00

President - Marc Thomas (435-259-2208)

Two bedroom-44% (\$142.42 month)-35 units

\$59,817.00

Communications

#### Total Assessment Income

**\$135,950.00**

#### Other Revenue -Reserve Interest, etc

**\$1,000.00**

Vice President - Kendra Perkins (435-259-8804)

Groundskeeping

#### Total Expenditures

**\$135,950.00**

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

#### Operations & Maintenance Costs

#### Utilities (25% of total expenditures)

Maintenance

Water

\$8,500.00

Sewer

\$9,700.00

Treasurer - Connie Baty (435-259-7307)

Garbage

\$13,876.00

Groundskeeping

Storm sewer fee

\$1,728.00

Yard Waste Dumpsters

\$576.00

Secretary - Chris Ensworth (435-259-4461)

#### Total Utilities

**\$34,380.00**

#### Groundskeeping (25% of total expenditures)

Lawn Care

\$17,260.00

Fertilizing/weed spraying

\$3,500.00

Aireate

\$1,050.00

Edge

\$500.00

Lawn care, other

\$500.00

Clear fence lines

\$1,400.00

Trees, maintenance

\$2,400.00

Trim bushes/weeding

\$1,300.00

Sprinkler maintenance

\$3,150.00

Sprinkler start-up/shut down

\$1,230.00

Sprinkler system parts

\$700.00

Pest Control

\$960.00

Maintenance, other

\$500.00

#### Total Groundskeeping

**\$34,450.00**

#### Swimming Pool (8% of total expenditures)

Electricity -Utah Power

\$750.00

Gas-Questar

\$750.00

Health Dept testing

\$180.00

Pool Operator

\$6,150.00

Pool Supplies

\$1,000.00

Pool Maintenance

\$2,000.00

#### Total Swimming Pool

**\$10,830.00**

#### Administration (1% of total expenditures)

Postage/Post office box

\$300.00

Website

\$100.00

Supplies

\$300.00

Miscellaneous

\$300.00

#### Total Administration

**\$1,000.00**

#### Professional (19% of total expenditures)

Meetings

\$50.00

Corporate License

\$50.00

Taxes

\$300.00

Accountant

\$5,280.00

Legal

\$2,250.00

Insurance

\$18,780.00

#### Total Professional

**\$26,710.00**

#### Total Operations & Maintenance Costs

**\$107,370.00**

#### Reserve Fund Project Costs

#### Reserve Projects (21% of total expenditures )

Roofs, inspect & repair

\$1,500.00

Stucco-repair damaged gates & patio walls

\$10,000.00

Paint unit gates, phase 1

\$6,900.00

Storm drain repair, N. Hale

\$7,415.00

400 North entrance-landscaping project

\$1,765.00

Swimming pool, install required vacuum override

\$1,000.00

#### Total Reserve Fund Project Costs

**\$28,580.00**