

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

Assessments: At its December meeting, the Orchard Villa Homeowners Association Board approved a 2011 budget of \$151,906. Of this amount, \$114,758 will be used for annual operations and maintenance, \$25,272 has been set aside to pay for two reserve fund projects (painting door jambs and garage trim for phase two units; repairing and staining one-half of the fence line) and \$11,876 will be added to reserve fund savings to prepare for spending over \$50,000 on scheduled reserve projects in 2012. On the back of this newsletter you will find a summary of the HOA budget for 2011, showing expected income and expenditures. To fund this budget, two bedroom assessments will now be \$158.34 per month or \$475.03 per quarter, while three bedroom assessments will be \$190.64 per month or \$571.92 per quarter.

Finances: As of December 6, 2010, the Association had \$7,140 in its operations checking account, \$5,669 in its reserve savings account and \$26,368 held in two reserve certificates of deposit.

Budget Savings: By bidding the Association's insurance, the Board will save \$4,500 in 2011. Taking advantage of a 22 percent discount from a contractor to install a new pool liner this fall rather than in the spring of 2011 saved nearly \$2,200. The Board has also contracted with TLC Landscaping to handle all of the common area maintenance for \$35,000 per year including lawn mowing, sprinklers, tree pruning, bush trimming, weeding and fence line clearing. The annual cost of the contract will stay the same for the next five years.

Fall 2010 Expenditures: In pursuit of its goal to conserve water, the Board voted to make major repairs to the common area sprinkler system this fall by adjusting sprinkler heads and replacing several hundred worn out heads and a half dozen valves (\$7,055 labor, \$2,070 for parts). A new pool liner was installed in October for \$7,832. This was followed by additional expenses for pool maintenance to monitor and adjust pool chemicals and brush the new liner as it cured (\$4,382). Finally, a termite infestation was detected in one unit of Building 16. The cost to treat the exterior of the building came to \$4,750.

Board Election: At the annual meeting in October, Connie Baty and Barbara Crossan were elected to serve three-year terms on the Board of Trustees. At this time, we would like to thank outgoing trustee Mike Stringham for his volunteer service to the community. Next fall at our annual meeting, there will be one Board seat open for election to a three-year term. Please consider serving our community by running for the Board. After the annual meeting, the Board elected Marc Thomas as President, Bill Topper and Barbara Crossan as Vice-Presidents, Connie Baty as Treasurer and Chris Ensworth as Secretary.

Termites: A small termite infestation was detected in one unit of Building 16 this fall. It is the second time to the Board's knowledge that termites have been detected in the complex. These infestations are not unexpected since we are built on an old orchard. You are most likely to detect an infestation in your floor and door trim, particularly adjacent to the baseboard heating elements. Look for soft spots, bubbling or staining on your wood trim and what looks like sawdust trimmings around the pipes coming up from the slab or around your hot water heater and boiler. If you notice what you think is an infestation, please contact a Board member. Homeowners are responsible for treating the interior of their units while the Association is responsible for treating the exterior.

Common Area News: TLC Landscaping will be pruning trees and bushes in the common area January through March. Please do not interrupt the contractor. If you have questions about the work being done, please contact a Board member. In addition, the Board established a new sprinkler maintenance policy at its December meeting. All alterations and repairs to the Association's sprinkler system are only to be made after Board approval and only by the Association's contractor (currently TLC Landscaping). This includes any repairs that are made at the homeowner's expense.

Happy Holidays: In a year when economic issues may lessen the gifts given and the presents received, the Board wishes you a joyous holiday season spent with family and friends, and a Happy New Year!

Orchard Villa HOA 2011 O&M and Reserve Budget		
Income & Expenditures	Budget-2011	Contact Us:
Total Income	<u>\$151,906.00</u>	Board of Trustees
Assessment Income		Orchard Villa Homeowners Association
Three bedroom-56% (\$190.64 per month)-37 units	\$84,644.00	President - Marc Thomas (435-259-2208)
Two bedroom-44% (\$158.34 per month)-35 units	\$66,504.00	Vice President - Barb Crossan (435-259-0777)
Total Assessment Income	<u>\$151,148.00</u>	Vice President - Bill Topper (435-210-0443)
Other Revenue -Reserve Interest, etc	<u>\$758.00</u>	Treasurer - Connie Baty (435-259-7307)
		Secretary - Chris Ensworth (435-259-4461)
Total Expenditures***	<u>\$140,030.00</u>	
Operations & Maintenance Costs		
Utilities (25.3% of total expenditures)		
Water	\$8,700.00	
Sewer	\$9,900.00	
Garbage	\$13,900.00	
Storm sewer fee	\$1,728.00	
Yard Waste Dumpsters	\$1,200.00	
Total Utilities	<u>\$35,428.00</u>	
Groundskeeping (27.6% of total expenditures)		
Lawn Care	\$17,000.00	
Fertilizing/weed spraying	\$3,600.00	
Aerate Lawn	\$1,100.00	
Edge Lawn	\$1,000.00	
Lawn care, other	\$1,370.00	
Clear fence lines	\$1,000.00	
Trees, maintenance	\$3,000.00	
Trim bushes/weeding	\$2,000.00	
Sprinkler maintenance	\$3,700.00	
Sprinkler start-up/shut down	\$1,230.00	
Sprinkler system parts	\$1,800.00	
Pest Control	\$1,100.00	
Maintenance, other	\$750.00	
Total Groundskeeping	<u>\$38,650.00</u>	
Swimming Pool (9.8% of total expenditures)		
Electricity -Utah Power	\$1,200.00	
Gas-Questar	\$1,000.00	
Health Dept testing	\$180.00	
Pool Operator	\$8,000.00	
Pool Supplies	\$1,000.00	
Pool Maintenance	\$2,400.00	
Total Swimming Pool	<u>\$13,780.00</u>	
Administration (0.8% of total expenditures)		
Postage/Post office box	\$300.00	
Website	\$100.00	
Supplies	\$400.00	
Miscellaneous	\$300.00	
Total Administration	<u>\$1,100.00</u>	
Professional (18.4% of total expenditures)		
Meetings	\$100.00	
Corporate License	\$50.00	
Taxes	\$500.00	
Accountant	\$5,400.00	
Legal	\$2,000.00	
Insurance	\$15,500.00	
Contingency	\$2,250.00	
Total Professional	<u>\$25,800.00</u>	
Total Operations & Maintenance Costs	<u>\$114,758.00</u>	
Reserve Fund Project Costs		
Reserve Projects (18.1% of total expenditures)		
Paint, stain & repair one-half of the fence line	\$20,800.00	
Paint, door jams & garage weather strips (Phase 2)	\$4,472.00	
Total Reserve Fund Project Costs	<u>\$25,272.00</u>	

***The Board hopes that by spending nearly \$12,000 less than revenue this year, we can bump our Reserve Fund from \$32,000 to nearly \$45,000 by year's end to prepare, without the need for a special assessment, for scheduled Reserve projects in 2012 expected to cost over \$50,000.

Of the \$151,906 to be received in revenue in 2011, \$114,758 will be spent on Operations, \$25,272 is dedicated to fund two Reserve projects, & \$11,876 will be deposited in Reserve Fund savings.