

2013 Budget Summary

The Orchard Villa Board approved the Association's 2013 budget at its mid-December board meeting. The budget calls for a reasonable 4.3% increase in assessments to fund our annual operations and begin building up the money necessary for an elastomeric paint coating project that will see all of our buildings protective-coated over time. In addition to funding the elastomeric project that starts in 2014, next year's reserve budget calls for spending \$22,000 on improvements to our buildings and grounds. In summary, Orchard Villa's financial situation is healthy, spending has been kept in line with our budgets, and the reserve is being sufficiently funded to meet the costs of our future capital improvements.

2013 Operation and Maintenance (O&M) Budget

The O&M budget covers the costs of operating and maintaining common areas, buildings, and grounds on a yearly basis. It does not include periodic capital improvements and larger maintenance projects that do not occur annually. These projects are funded out of the reserve fund which is discussed below. The 2013 O&M budget is \$115,000. This is a little less than the 2012 O&M budget of \$117,000. The 2013 O&M budget does include several thousand dollars of contingency to cover any unexpected costs. The best news on the O&M front is that we came in considerably under budget in 2012. This unspent money will be added to the reserve fund to help cover the cost of future large-scale improvement projects.

Reserve Budget

The reserve is a savings account that provides funding for capital improvement projects and large scale maintenance projects that do not occur on a yearly basis. The reserve is being funded as planned by your Board and 2012 reserve income and expenses were in-line as budgeted. Reserve fund projects completed in 2012 included asphalt crack sealing, concrete curb repairs, a pool cover motor, and the construction of the RV parking lot fences. Planned expenses for 2013 include \$11,000 to paint building door jambs and garage weather strips and another \$11,000 to improve drainage at the west end of Hale Ave. We expect to begin 2013 with \$60,000 in the reserve fund and plan to add \$49,000 from assessments for a total of \$109,000. Subtracting the \$22,000 we plan to spend for 2013 improvements will leaves us with \$87,000 in reserve at the end of 2013. Looking ahead to 2014, we plan to begin the application of an elastomeric coating to our residential buildings to waterproof them and remediate problems with cracks. This long-term plan calls for all the buildings to be coated in the next several years. Because this is an expensive project (\$10,000-\$15,000 per building), the Board decided to delay the start until 2014. This approach eliminates the need for special assessments, keeps anticipated future yearly assessment increases in a reasonable 4-5% range, and provides time for the board to consider the most cost effective approach to keeping our buildings in excellent condition.

2013 Assessments

To fund this budget, two bedroom assessments will now be \$170.85 per month or \$512.54 per quarter, while three bedroom assessments will be \$205.70 per month or \$617.08 per quarter. This is an increase of 4.3% from last year. If you have your bank make payments automatically, please have it adjust your monthly or quarterly withdrawals.

Board Election

At our annual meeting in October, homeowners Alan Gillette and Reta Trimble were elected to serve three-year terms on the Board of Trustees. Both newly elected members graciously commuted over 200 miles to attend critical Board meetings in November and December. At next year's annual meeting, there will be two more Board seats up for election.

A Word of Appreciation

Thank you to everyone who works on behalf of Orchard Villa on a volunteer basis to make our grounds appear more beautiful (here's looking at you, Victoria Fugit). Most recently, JoAnn Simbeck and Board member Christine Kallmeyer have volunteered to meet with our groundskeeping contractor on a weekly basis to monitor landscaping activities. Also, we are sending out a big thank you to homeowner Chip Brox for fixing the tires on the "donated" wheelbarrow used to move wood chips around the complex.

Groundskeeping

As mentioned above, JoAnn Simbeck has volunteered to meet with Frost Landscaping on a weekly basis to supervise the timely completion of landscaping tasks. If you have issues with our groundskeeping, please contact JoAnn at 259-8874 and she will communicate your concerns to the contractor. We ask that you please refrain from contacting Frost Landscaping directly.

HOA Pet Rule Violations

In the past year, the Board has received numerous complaints from residents about dog owners violating the Association's pet rules. These rules state that:

1. Pets must be under the control of their owners at all times, in compliance with the Moab city ordinance.
2. Pets are not permitted to damage lawns, trees, shrubs, or any property owned by the HOA, by urinating or dropping stools.
3. The pet's owner has to immediately clean up and remove any stools deposited on our property.
4. Pets are not to be left unattended in courtyards when the unit is unoccupied.
5. Owners are responsible for restraining their dogs from excessive barking.
6. Pets are not to be left out overnight on townhome property.

In response to the complaints, we now have a "Notice of Rules Violation Warning" form that will be issued to homeowners who remain non-compliant. If violations are not rectified within a week, written citations imposing a \$25.00 fine per violation will be issued. Please be respectful of your neighbors so we can avoid having to take these steps.

Rain Gutters

Remember that homeowners are responsible for cleaning out the rain gutters attached to their units. In order for them to work properly, they need to be cleared of leaves, dirt, sticks and small trees.

Happy Holidays

Your Board hopes that since the world didn't end on December 21st, you are enjoying a holiday season spent in the company of friends and family that has been filled with love and acts of kindness toward one another.

Board of Trustees, Orchard Villa Homeowners Association

President - Sue Noah (435-260-1479)

Vice President - Alan Gillette (801-230-4932)

Vice President - Reta Trimble

Vice President - Christine Kallmeyer (435-259-6282)

Treasurer - Connie Baty (435-259-7307)

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