

Orchard Villa HOA Newsletter

March 2012

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

Finances: As of March 19, 2012, the Association had \$8,092 in its operations checking account and \$44,062 in its three reserve fund accounts.

Winter 2012 Reserve Expenditures: In this quarter, three reserve fund projects have been completed or are about to finish up. In late January, a new pool cover motor was installed, replacing original equipment that no longer worked. In February, we crack-sealed our streets using the same company that won the bid to do the streets of Moab. More recently, we have been installing a 260-foot long simulated stone fence to screen the RV parking lot between its two entrances. At each end of the lot, wooden fence extensions have also gone up to provide additional screening and to hide our yard waste dumpsters from view.

Board members Bill Topper and Barb Crossan have compiled a list of driveway and sidewalk candidates for this year's concrete repair reserve fund project. The next step will be putting the project out for bid. We hope to have all repairs finished by the end of the spring quarter.

Common Area News: Frost Landscape and Tree Service (formerly TLC Landscaping) has begun watering and aerating our lawns. It is also installing additional sprinkler heads in lawn areas with bare patches. Fertilizer and a pre-emergent herbicide will be applied in most areas to promote grass growth and retard the spread of weeds. The lawns will likely be mowed for the first time later this month.

Phone Book: Board members are currently contacting all of our homeowners in order to update the Orchard Villa phone directory before sending a new one out to each one. Your cooperation when we contact you will be much appreciated.

Rules Reminders: With the majority of our units now belonging to absentee owners, please remember that our town homes are located in a residential zone and no rentals are allowed for less than one month. All renters should receive a copy of our rules and regulations from unit owners or leasing agents.

Please observe that the two trash bins in the RV parking lot are to be only used for yard waste such as leaves, grass cuttings, and tree branches. Household trash is never to be placed in either one since it costs us additional money to have it removed.

Our Condolences: Finally, the Board send its condolences to Orchard Villa resident Maria Brox and her family on the passing of her father, Hub Davis, who was a cornerstone of our community for many years. We will miss him.

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

President – Marc Thomas (435-259-2208)

Vice President - Sue Noah (435-259-7946)

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

Treasurer - Connie Baty (435-259-7307)

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