

Orchard Villa HOA Newsletter

June 2012

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

Finances: As of June 20, 2012, the Association had \$21,355 in its operations checking account and \$44,128 in its three reserve fund accounts.

Concrete Repair Reserve Fund Project Update: A worker from Precision Concrete Cutting was on site to compile a list of hazardous sidewalk and curb locations that need grinding down. We should receive a bid from him soon. How we shape the size and scope of the project, based on the bid, will help the Board determine how much money to set aside to repair driveway cracks later this year.

Common Area News: 19 sprinkler extensions have already been added to the sprinkler system to cover front lawn area bare spots and at least 7 more are on tap, principally along the west side of Alberta Ct. An autumn purple ash tree was planted in a corner of the RV lot to provide shade for the park benches located on the other side of the fence. This summer, moderate pruning will take place, the lawn and distressed trees will be fertilized, and a handful of trees planted to replace dead ones. Thursday is now the main groundskeeping day each week.

Swimming Pool: Veteran Moab pool specialist Diane Child has been hired as our pool operator this year, spelled two days a week by last year's operator, Megan Lyle. Weather permitting, the pool is now open 8:00 AM-9:00 PM daily with a closing date in mid or late September to be determined by available funding. For everyone's safety and enjoyment, please observe the posted rules when using the pool.

Phone and Address List: An updated phone and address list of Orchard Villa homeowners has been included in this mailing. The list is sorted two ways, by homeowner name and by Orchard Villa unit number. Please contact a Board member if you see any information that needs to be corrected.

Board Elections: We must fill two Board openings, each for three years, at our annual meeting in October 2012. Even with five members, the Board was unable to achieve a quorum to hold its last meeting earlier this month. If the Board drops to only three members in 2013, we will need to hire property management, at additional homeowner expense, to conduct our association's day-to-day business. Please contact the Board as soon as possible if you are willing to serve on it next year.

Insurance Declarations: Our covenants require that all homeowners have hazard and liability insurance on their units, and our rules further stipulate that they or their insurance agents provide proof of such coverage within 30 days of renewal annually. If you receive a notice in the mail asking for an updated insurance declaration, please send it to Orchard Villa at P.O. Box, 1409, Moab, UT 84532. Your help in keeping our records up-to-date will be much appreciated.

Rules Reminders: With the majority of our units now belonging to absentee owners, please keep in mind that 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 and that cost will be passed on to homeowners in our annual operations budget.

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)

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