

**Annual Meeting:** The annual meeting of the Orchard Villa Homeowners Association will occur at 2:00 pm on Saturday, October 26, 2013 at the Grand Center, 182 North 500 West, Moab, UT. A meeting agenda, ballot and proxy will be mailed to you in two weeks. If you cannot attend the meeting, please return your proxy granting its use to the Board so that a quorum can be reached and business can be conducted. Please be sure that we receive your ballot and proxy no later than October 21, 2013. The minutes of last year's annual meeting are available for review on our website at [www.orchardvilla.net](http://www.orchardvilla.net).

**Board Election:** There are two Board of Directors three-year terms open for election this year. Orchard Villa is a self-managed homeowners association, meaning that its homeowners manage its community through its Board representatives. Board duties include drafting an operations and reserve fund budget, billing for assessments, paying bills, hiring and scheduling contractors to perform maintenance, and enforcing the governing documents of the Association.

As one of our homeowners, please consider filling out and returning to us the Board nomination petition on the back of this newsletter. If we cannot muster enough homeowners to manage the association, we will have to hire a property manager, leading to additional assessment increases. Candidates must be owners of record and up-to-date in their assessment payments and insurance declarations. Please return filled-in nominations by October 4, 2013 to a current Board member or mail them to the Orchard Villa Homeowners Association at PO Box 1409, Moab, UT 84532.

**Maintenance Update:** We hired the City of Moab to use its sewer vacuum truck to clean out all the dirt and debris in the pipe from the end of West Hale Street to the south vault, and from the south vault to the pipe that extends out of the south vault in a southeasterly direction. They pumped water into the system and then vacuumed it out several times before getting it clean. After this action, the drainage system was able to handle September's monsoon rains without flooding.

**Need to Winterize:** Below is some important information to help us prepare our units for winter:

- ✓ It is the responsibility of our homeowners to make arrangements to have their swamp coolers winterized later this fall. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259- 8324) can all perform this work for you. Homeowners choosing to shut down swamp coolers themselves do so at their own risk and are liable for any water or roof tile damage to our buildings.
- ✓ Due to inversions, our winter temperatures can now be below freezing for extended periods. In the past few years, several townhomes have fallen victim to frozen and broken water pipes. If your unit is vacant or you are going to be absent for a prolonged period, please leave your thermostat set above 60 degrees and find someone to occasionally check on your unit.

**Late Assessment Payments:** Late fees are now being charged as mandated by Association by-laws. Our accountant's office does not have authorization to remove late fees, so do not contact them by phone. If you feel you have made a payment which is not reflected in your billing account, please send a copy of the cancelled check to PO Box 1409, Moab, UT 84532 so billing disputes can be resolved.

**Have Questions? Please Contact Us – Board of Trustees, Orchard Villa Townhomes HOA:**

President - Sue Noah Shrewsbury (435-260-1479)

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

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

Vice President - Reta Trimble

Treasurer - Connie Baty (435-259-7307)

