

Orchard Villa HOA Newsletter

September 2014

Annual Meeting: The annual meeting of the Orchard Villa Homeowners Association will occur at 2:00 pm on Saturday, October 25, 2014 at the Grand Center, 182 North 500 West, Moab, UT. A meeting proxy is included in this mailing. 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. Be sure that we receive your ballot and proxy no later than October 20, 2014. The meeting agenda and last year's meeting minutes will be posted on our website at www.orchardvilla.net. A cookout in our common area open to all Orchard Villa residents, owners and renters alike, will follow the annual meeting.

Board Election: There is one Board of Director three-year term open for election this year. So far, no one has stepped forward to run for the opening. This is too bad, as Orchard Villa is a self-managed community, meaning our homeowners manage it through its Board members. Without new faces serving on the Board, a recurring few are left to set the agenda for all, whether drafting budgets, billing for assessments, paying bills, hiring and scheduling contractors, enforcing rules and governing documents, and establishing new Association policies.

As a homeowner, please consider filling out the Board nomination form on the back of this newsletter. You must be an owner of record and up-to-date in your payments and insurance coverage. Return your filled-in form by October 13, 2014 to a current Board member or mail it to the Orchard Villa Homeowners Association at PO Box 1409, Moab, UT 84532.

Maintenance Update: In this first year of major enhancements to our housing units, Buildings 1-4 on the north side of W. Hale have had their outside walls and gates painted, and their concrete patios caulked and lifted as necessary. Streets have been crack-sealed and coated. Our wooden fences were repaired in several places and the fence in the front of the RV lot was lowered to ground level. Wood chips now line the plant bed that borders the RV fence. Thanks to Alan Gillette, JoAnn Simbeck, the Trimbles, and the Webbs for their work in improving the landscaping in front of the RV lot.

Other than fence repair as necessary, all projects for 2014 have been completed. All remaining buildings will see similar work done on their walls, gates, and patios in the next three years.

Unit Owner Insurance Checklist: Our rules require that all homeowners carry the appropriate coverage for their units and that they send the Association a copy of the insurance declaration every year. Appropriate coverage is summarized below:

- ✓ A policy with at least the amount of the HOA deductible (\$10,000) in dwelling coverage - *noted as Coverage A and/or building property in your policy*
- ✓ Coverage for your personal contents
- ✓ Personal liability protection
- ✓ Loss of use/additional living expenses
- ✓ Loss assessment - *your share of the deductible coverage*
- ✓ Loss of rent - *if your unit is a rental.*

Please make sure your insurance carrier has snail-mailed or e-mailed an insurance declaration to the Board. Otherwise, we spend an inordinate amount of time policing you on this matter, time which would be better spent managing other aspects of our community.

Pool Now Closed: Our swimming pool closed for the season on September 21st. Thank you for having observed the posted rules when using the pool this year and for helping to close it at the end of each day.

Need to Winterize: It remains the responsibility of our homeowners to winterize their swamp coolers every fall. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259- 8324) can 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.

If your unit is vacant or you are going to be absent for a prolonged period this winter, please remember to leave your thermostat set above 60 degrees and have someone occasionally check on your unit. Though easy to overlook, please also clean out the lint from your external dryer vents.

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

President - Marc Thomas (435-259-3603)

E-mail - tomasso3@yahoo.com

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

On the Internet - <http://www.orchardvilla.net/>

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

Vice President - Reta Trimble (801-372-1484)

Treasurer - Christine Kallmeyer (435-259-6282)

Orchard Villa Homeowners Association
Nomination for Board of Directors

Name: _____

(Please print or write legibly)

Address: _____

Day Phone: _____ Evening Phone: _____ Email: _____

Occupation: _____ How long have you been a resident? _____

What is it that you like best about living in Orchard Villa?

What do you like least about living in Orchard Villa?

In your conversations with Orchard Villa residents, what do you find are the three most important issues of interest for this community?

What do you hope to accomplish during your service on the Board of Directors?

Please describe any current/previous homeowners' association, committee, or relevant business experience.

Each board member nominee agrees to:

- (1) Maintain confidentiality regarding delinquent owners, owners in violation of rules, pending litigation, bidding, and personnel issues. Confidentiality extends even after a board member leaves the board.
- (2) Board members having the duty of loyalty to the homeowners' association above any other interest. Hiring practices must be fair, bid details must not be disclosed, treatment of homeowners must be fair and equitable, and the Orchard Villa Homeowners' Association financial interests must prevail over personal financial gain.
- (3) Candidates being "owners of record" and current on their assessment payments and homeowners insurance.

Here Are Three Orchard Villa Property Owners Who Support My Nomination for the Board:

Print Owner's Name	Owner's Signature	Address
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Print Owner's Name	Owner's Signature	Address
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Print Owner's Name	Owner's Signature	Address
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My signature below indicates my willingness to serve as a member of the Orchard Villa Homeowners' Board of Directors for a three-year term.

Candidate's Signature	Date
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