

Annual Meeting: The annual meeting of the Orchard Villa Homeowners Association will occur at 1:00 pm on Saturday, October 24, 2015 at the Grand Center, 182 North 500 West, Moab, UT. A meeting proxy is included in this mailing. If you are unable to attend the meeting in person, please return your proxy granting its use to the Board so that a quorum can be reached and all business can be conducted. Be sure that we receive your proxy no later than October 21, 2015. The meeting agenda and the minutes from last year's meeting will be posted on our website at www.orchardvilla.net. The meeting will be followed by a cookout in our common area open to all Orchard Villa residents, owners and renters alike.

Board Election: There are two Board of Director three-year terms up for election this year. One board incumbent, Alan Gillette, is standing for re-election. Alan's background in cost management has proven very valuable in our budget planning and his mechanical skills were instrumental in installing the swimming pool's new solar heating panels. We're glad that he is willing to run for a second term on the Board.

That leaves one open seat on the Board. As a homeowner, please consider filling out the Board nomination form on the back of this newsletter. To run, you must be an owner of record and up-to-date in your payments and insurance coverage. Return your filled-out form by October 15, 2015 to a current Board member or mail it to the Orchard Villa Homeowners Association at PO Box 1409, Moab, UT 84532. Should you choose to run, your candidacy, along with that of Alan's, will be voted on at our annual meeting next month. Remember that as a Board of Director, you will be serving your neighbors by approving budgets, hiring and scheduling contractors, enforcing rules and governing documents, establishing new policies, and working with our accountant to send out assessments and pay bills.

Maintenance Update: In the second year of major enhancements to our housing units, Buildings 9-12 on the north side of West Hale have had their outside walls and gates painted, and their concrete patios caulked and lifted as necessary. Pool improvements this year included a new water flow meter and a new solar heating system that replaced natural gas heating. An expense also occurred that was covered by our contingency fund when a broken waterline under a driveway had to be fixed and the driveway patched.

Other than installing a water main shut-off for one of our buildings that doesn't have one, all reserve fund projects for 2014 have been completed. Painting of the remaining gates and buildings, along with concrete repairs, will be phased in over the next two years.

Pool Now Closed: Our swimming pool has closed for the season. Only personnel that have been authorized by the Board are allowed inside the fence around the pool until it reopens next year.

Repair and Winterize: It remains the responsibility of all homeowners to repair leaks and winterize their swamp coolers. Our mowers have reported that several units currently have leaky swamp coolers. Please check whether or not yours is one of them. Moab Heating & Cooling (435-259-1519), Nelson's Heating & Refrigeration (435-259-5625), and Riverside Plumbing & Heating (435-259- 8324) can fix and winterize them for you. Homeowners not repairing swamp coolers or choosing to shut them down themselves are liable for any water or roof tile damage occurring 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.

Police Report Filed: In August, there was an incident of early-morning vandalism in the pool area and RV parking lot for which we filed a police report. If you witness what you believe to be unlawful activity on our grounds, please call the police right away before contacting a Board member.

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.

Have Questions? Please Contact Your Board of Trustees, Orchard Villa Townhomes Homeowners Association:

President - Marc Thomas (435-259-3603)
Vice President - Alan Gillette (801-230-4932)
Vice President - Reta Trimble (801-372-1484)
Vice President - Aaron Davies (435-260-9257)
Vice President - Stacy Dezelsky

E-mail us at tomasso3@yahoo.com
Online at <http://www.orchardvilla.net/>

