

**Finances:** The account summary from our bank shows that as of June 12, 2014, the Association had \$17,920 in its operations checking account and \$89,000 in its reserve fund. By smartly building up our reserve fund in recent years, we are embarking on significant maintenance upgrades to our buildings and property without the need to implement a special assessment.

## **Maintenance Update:**

1. Courtyard Wall Repair The courtyard walls at 471 Hale, 489 Hale, 562 Hale, 682 Hale and 433 Alberta have been repaired to correct problems caused by settlement. The settlement causes stress between the gate and the adjoining garage wall, misalignment of the latch, and stucco damage. We had planned to repair only two walls this year, but hired a new contractor that was able to repair all five walls within the reserve fund budgeted amount of \$2500.
2. Elastomeric Paint Project Part one of this four-year project has been completed. The first four buildings on West Hale by the 500 West entrance have had their stucco exteriors caulked and repaired, while two coats of protective elastomeric paint have been applied to waterproof them and forestall future cracking. All of our buildings will be treated similarly by the end of 2017.
3. Drainage Improvement Project The long-standing drainage issue at the west end of Hale Ave. has been corrected. During heavy rains, water would build up at the end of the street, forming a lake that threatened to flood at least one building. The problem was corrected by grading a swale between two buildings, thus providing an alternative drainage path. Shortly after its installation, we experienced a flooding rain and the new drainage system worked great!
4. Pool Railing Repair The pool railing anchors and concrete have been replaced. The pool now has two railings for added safety and convenience. Covers have been added to the railings to keep temperatures down.
5. Seal Coating/Crack Seal A \$15,000 project to crack seal and then seal coat all of our streets will take place from July 28-30. To ensure its success, we ask that residents not park any vehicle on the street for those three days.
6. Other Upcoming Projects The pool fence and 24 courtyard gates will be painted, roofs will be inspected and tiles replaced as necessary, and another batch of door jambs repaired and painted. If more funds remain, the settling of concrete patios in our first four buildings will be addressed.

**New Building Color Choice Policy Approved:** To determine the colors for the 13 residential buildings that remain to be patched and painted in 2015-2017, the Board has adopted a new policy. If all of a building's homeowners agree on a color taken from a color chart provided by the Board and the Board approves the choice, then the building will be painted that color. Tentatively, four more buildings on the north side of West Hale will be caulked and painted next year, followed by the Alberta Court buildings in 2016, and the rest of our buildings in 2017.

**Common Area Update:** The dead photinias have been removed from the front RV parking lot fence line. Some grasses were transplanted from the pool area to the RV fence line. Also added to the fence line were several large red rocks and new plants that will bloom at different times of the year. The drip system has been adjusted to ensure that the new plantings will be well-watered.

It's the growing season, and homeowners are responsible for maintaining the plantings in their gardens, flower beds, and courtyards. Please see to it that these areas are kept pruned and weeded so they look well-tended and visitors don't have to bushwhack their way to our front doors.

**Swimming Pool:** The pool is now open until 9 PM daily, weather-permitting, with a fall closing date to be determined by available funding. An hour for adult swim only has been set aside from 8-9 PM on Sunday-Thursday. The convenience of having our own pool on site is an asset for the entire Orchard Villa community. Please help keep it an asset by always following the posted rules when using the pool.

**Rules Reminder:** Since a majority of our units now belong to absentee owners, please make sure your renters are observing our Association's rules and regulations. This document can be downloaded by you or your renter from the "Governing Documents" section of our web site at <http://www.orchardvilla.net/>.

**Thank You:** Thanks to every Orchard Villa resident assisting on a volunteer basis to close our pool at night and make our grounds more beautiful.

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

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