

Homeowners Association Assessments

Annual Operations Assessments - The Homeowner Association Operations Budget Fund pays for city water, trash pickup, sewage, storm sewer fees, RV lot dumpster pickup, weeding and maintenance of beds, sprinkler maintenance, tree pruning, pool utilities, pool repairs, pool supplies, pool permit, water testing, emergency repairs, pest control, office supplies, postage, bank fees, document storage, website, pool operations contract, property manager fee, accountant fees, landscape services contract, Master Policy insurance policy and services, tax preparation, needed project services, state and federal taxes, licenses and permits, small legal fees, snow removal, and other expenses.

Annual Reserve Fund Assessments - The Homeowner Association Reserve Budget Fund pays for exterior painting and repairs, pool improvements, roof maintenance and replacement, road maintenance, fence replacement, large upgrade projects and large legal fees.

Special Assessments - The Board may levy a special assessment payable over such a period as the Board may determine for the purpose of defraying any expense not reasonably capable of being fully paid with funds generated by Annual Assessments.

Benefited Assessments - The Board may levy Benefited Assessments against particular lots to cover the cost to the Association in providing special benefits, items or services to those particular lots.

Individual Assessments - The Board may levy individual assessments against a lot and its owner for other charges, fines, fees, expenses, or costs designated as an Individual Assessment for that owner and that do not apply to other owners.

Orchard Villa Homeowners Association Assessments may be paid quarterly or monthly depending upon the owners preference and needs. The Assessment bills are mailed out by our accounting/bookkeeping agency and should be returned to them at Orchard Villa Homeowners Association , PO Box 1409, Moab , Utah 84532.

For 2021, the quarterly Assessments are:

	<u>Operations Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
Two bedroom	\$448.00	\$224.00	\$672.00
Three bedroom	\$561.00	\$249.00	\$810.00

While the HOA covers the roofs, exterior walls, exterior painting, and repairs of your townhomes, the HOA does not cover interior damages to your unit or garage. Homeowners are responsible for plumbing leaks, fire damage, personal property loss, all windows, outside doors, garage doors, swamp coolers, air conditioners, rain gutters, or added adjoining patios or decks. Courtyards and private walkways leading to the dwelling, although considered Limited Common Areas, are covered by the HOA.

You will need to provide Orchard Villa Homeowners Association with a copy of your Homeowners insurance policy and keep it up to date once you purchase your townhome policy. Orchard Villa Homeowners must carry hazard and liability to cover the interior of their unit, upgrades, and personal belongings.

We have 72 units that share the HOA covered costs.

Yearly updates on the budget are posted on the OV website.