

Orchard Valley West  
Homeowners Meeting  
June 4, 2009

Meeting called to order at 6:35 pm by Rod Thomas, President

Board members in attendance: Dave, ACC; Joan Deussen, Secretary/Treasurer; Cindy, Vice President; and Rod, President

A sign-in sheet was passed around to the homeowners in attendance, 30 total signed in, accounting for 21 households

Rod asked the attendees if any issues besides ACC needed to be brought up – none were voiced

Rod announced that the meeting was to address any ACC issues that needed to be discussed and the implementation and enforcement of such issues

It was noted that the newly hired property management company is now collecting dues and issuing notices, which leaves more time for the board to concentrate on enforcing the covenants as necessary

Rod addressed what he thought most homeowners were looking for when buying in Orchard Valley West – a safe neighborhood, a clean neighborhood, a neighborhood that maintains and increases in value, and a neighborhood that has a broad market appeal

In regards to a clean neighborhood, the ACC is looking at issues regarding weeds, trash cans, and those items that have visual impressions

Differences were noted between Orchard Valley West and neighboring Comstock and Roberson subdivisions

A homeowner commented on an issue that he has encountered was over-watering on Applewood– causing stagnant water and odor concerns, and moss to grow on sidewalks and curbs – it was noted to identify the source of the problem and send a letter if necessary to the appropriate homeowner – a reminder about over-watering would also be added in the newsletter

Eric (ACC) stated his previous interpretation of covenant violations and his issuing of letters to the appropriate homeowners

There was a general consensus to be good neighbors, know the covenants, and discuss violations with neighbors as a friendly reminder to avoid future confrontations

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It was stated that the City of Fruita has a 72-hour policy that they follow in regard to ordinance violations, and therefore Orchard Valley West was to adopt a similar procedure

The ACC currently has 3 members, and it was asked for further volunteers to help

There was a general consensus to issue friendly reminder letters for first offense violations, followed by a fine for a 2<sup>nd</sup> offense

Issues discussed again were weeds, unkempt yards, cars not parked on driveways

The ACC is to address front yard or seen-from-the-street issues; back yards are not of concern because they are not visible from the street

Safety issues discussed were parking on curbs, prickly bushes, and trash cans

It was noted that the appropriate response to a violation notification is to either comply with the covenants or appeal

The board is to review the compliance letter issued from the property management company to make sure it states what is intended in a neighborly way

It was discussed as to covenants not really applicable to Orchard Valley West's homeowners ideals – car washing, working on cars, work performed in garages, and registered versus unregistered cars – as a result, it was agreed to follow the intent of the covenants and not necessarily the strict guidelines established within the covenants

Rod explained the difficulty of changing the covenants, requiring a 90 percent approval of all homeowners, therefore, it was agreed to focus on those issues that really pose a concern to others, such as safety and upkeep issues

If a particular issue is noted by a homeowner and cannot be resolved between neighbors, contact a board member, who will in turn notify the management company if necessary

The issue of stored vehicles was discussed, and resolved that the discretion of the ACC would determine violations in specific circumstances

Charles Wemlinger addressed the Neighborhood Watch program, and let it be known that block captains can notify him via e-mail for best communication – issues brought to his attention were egging and cars being tampered with if left unlocked

It was agreed to post any further communications and/or alerts to homeowners on each mailbox throughout the neighborhood

The possibility of a neighborhood get-together was discussed for August, in which produce could be exchanged between neighbors if desired

The homeowners in attendance were congratulated for their presence, as a better-than-expected turnout for the meeting was appreciated

The meeting was adjourned at 7:58 pm