



2015 ANNUAL COMMUNICATION

For: Homeowners in the Orchard Subdivision

From: The Board of Directors

This communication is provided on an annual basis to provide important information for those homeowners in the Orchard Subdivision. If you have questions or need further information on items included in this communication you can reach out to any member of the board; their contact information is listed below. Subjects covered in this communication are:

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1. Directors and Officers

At the annual organizational meeting of the Board held February 24, 2015, the Board elected the following officers who also serve as your Board of Directors:

Office	Name	Address	Phone No.	Email Address
President	Justice Keller	14213 W 45 th Place	303.815.2502	President@orchardhoa.org
Vice President	Mary Parsley	14180 W 44 th Place	806.223.9501	VicePresident@orchardhoa.org
Secretary/Treasurer	Bill Brown	14170 W 44 th Place	303.324.3020	Secretary@orchardhoa.org

2. Design Review Committee

The Orchard is a covenant-controlled community. The covenants are a permanent part of your property record, and govern exterior improvements to your property for the benefit and protection of all homeowners. The Design Review Committee is the only standing committee of the Association. It is charged with enforcement of the covenants that were approved and filed with Jefferson County when the subdivision was first developed.

The board appointed five persons to the Design Review Committee to include the currently serving directors as well as homeowners Ron Blair, 4529 Fig Street and Greg Miller, 4639 Fig Street.

Please submit your planned improvements to a member of the Design Review Committee at Design@orchardhoa.org; before you begin the work, so that your plans (as well as the actual work) can be reviewed for compliance with the Covenants. Approval by the Committee does not constitute a “permit”, which would otherwise be required by Jefferson County.

3. Association Property

Your Association owns certain physical assets including:

(Association Property continued...)

- The fence (on common areas and homeowner lots) that make up the perimeter of the subdivision. Maintenance of the perimeter fence is the responsibility of the Association. Notify us immediately by e-mail at FenceRepair@orchardhoa.org regarding any damage to a perimeter fence.
- Four parcels of common area, consisting of the detention pond behind the mail boxes, the emergency access area (fire lane) on 46th Avenue, and the areas of the entry sign walls on either side of Fig Street at 44th Avenue.

4. Homeowners Directory

The Association periodically publishes a directory of homeowners. Inclusion of personal information, such as phone, e-mail, family members and interests is entirely voluntary. There is a Directory Update Form located on the Downloadable Files Tab of the Orchard website if you need to make edits to your contact information. Return the form to any member of the Board. You can also reach out to any member of the Board to request an updated copy of the Directory.

5. Orchard Web Site

The Association maintains the website www.orchardhoa.org where you can find contact information for your Board of Directors as well as Meeting Minutes, Covenants, By-Laws, Area Maps and other pertinent information. We are constantly updating this website so if you have comments or suggestions e-mail those directly to President@orchardhoa.org.

6. Annual Meeting of Homeowners

The annual meeting of homeowners is in November of each year. This is an opportunity to participate in the affairs of the Association vote on leadership, operations and financial matters. Special homeowner meetings may be called if the need arises. Information on the location, date and time will be communicated as the meeting draws near.

7. Trash Services

Your annual fees cover the cost of Trash and Recycling. The company that handles our trash service is Republic Services. If you need a trash or recycling receptacle please reach out to Republic Services directly, their contact information is below:

Republic Services

8900 CO-93 Golden, CO 80403

(303)-279-9037

www.republicservices.com

8. Future Contact Information

In an effort to contribute to the worldwide "Go Green" initiative; as an association we would like to start communication with homeowners via e-mail. Currently all of our communications are hand delivered to each homeowner's door. We cannot communicate with you via e-mail unless we have your permission. If you are interested in joining us in this initiative please e-mail any member of the Board and include in the following:

- An e-mail address
- The name of the homeowner
- A lot number or street address
- Indicate if you want the e-mail address published in the homeowners directory