



**ORCHARDS HOMEOWNERS' ASSOCIATION, INC**  
**NEWSLETTER – Fall/Winter 2022**

**Annual Meeting Highlights** – Held Saturday, September 24<sup>th</sup> at 9:00 a.m. in the Clubhouse.

We appreciate the time you took to cast your ballots for the Board of Directors. The majority of the necessary votes for a quorum were submitted prior to the Annual Meeting, as well as at the meeting, and directly after the meeting. A total of thirty homeowners attended the meeting.

**Remaining to complete their two year term are Dan Andrews (President), Jim Smith, Cris Rhyner, and Linda Kreider.**

**Elected for a two year term are David Stotler (Vice President), Lynn McCleary (Secretary), Nevin Stauffer, Sharon Raup, and Joel Nieves.**

Cindy Gegg will be stepping down. We appreciate how Cindy has served faithfully on the board for the past several years, both as a member and as our Treasurer. Cindy's tactful, clear, honest communication style has made her a pleasure with which to work. Her sharp skills and willingness to always go that extra mile will be solely missed.

Our current Board is a gender and age diverse, but cohesive group who manage to take care of business and have fun at the same time.

**Information discussed at the Annual Meeting:**

**Completed Projects:**

- Repairs to the Blossom Trail retention basin
- Sink hole repairs:  
Near Bent Oak and Blossom Trail  
Near the storm water drain for the townhouse/duplex units

**Ongoing Projects:**

- Monitor sinkholes in retention basin
- Mowing and snow removal for townhouses and zero lot homes
- Power washing townhouses as needed
- Driveway sealing and replacement in townhouses as needed
- Common Area maintenance
- Covenant clarification project

**New Project:**

- Repairs to walking paths
- Replacing solar lights on paths
- Clubhouse roof replacement

**The Board held elections of officers to serve in 2022-2023 at the October 19, 2022 Board Meeting. The results are as follows:**

President – Dan Andrews – continuing two year term  
Vice President – David Stotler – elected two year term  
Secretary – Linda Kreider – continuing two year term  
Treasurer – Sharon Raup – elected two year term

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**The Directors held their Budget Meeting on October 19, 2022. Attached is the budget sheet for 2023. The 2023 dues have changed, please see below:**

Townhouses/Duplex - 37 units	\$104.00	(late fee \$5.20)
Zero Lot Homes - 41 units	\$ 83.00	(late fee \$4.15)
Townhouses/Duplexes – 11 units	\$ 90.00	(late fee \$4.50)
Single Family Homes – 82 units	\$ 28.00	(late fee \$1.40)

The Late Fees are still established at 5% of the monthly dues figure.

**If you pay via your bank's auto pay, remember to change your monthly amount to begin on January 1, 2023. Also remember if you pay in December for January to change the amount.**

The coupon books will be issued in December. The book will have an extra page at the front before the January coupon which shows the amount to pay if you want to take advantage of the 2% discount for the entire year. If you choose to pay for the entire year, the payment should be made before January 20, 2023. After that, only monthly payments can be made.

**PLEASE NOTE:**

**We welcome your payments for the entire year but until all 2022 payments have been reconciled we will be holding 2023 checks and they will not be deposited until the WEEK OF JANUARY 16th. We are sorry for any inconvenience but appreciate your understanding on this matter.**

If you have not received your coupon book by December 31, 2022, please call Sandy at 717-209-2340 or email the office ([orchards4@centurylink.net](mailto:orchards4@centurylink.net)).

If you have any questions regarding the 2023 budget or dues, please contact the office.

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**SNOW INFORMATION:**



Enclosed with this Newsletter are the Snow Removal Policy and Guidelines. This applies to the townhouses, townhouses/duplexes, and the zero lot homes.

**For all homeowners in the townhouses, townhouse/duplex, and zero lot homes please review item No. 6 of the Snow Removal Policy and Guidelines.**

Our snow removal provider is DeHoff Lawn Care and Landscaping. Single family homeowners are individually responsible for snow removal, and must follow the guidelines of the selected contractor, if applicable. DeHoff Lawn Care and Landscaping will plow on an individual basis as requested. For their rates and guidelines, call (717) 330-8933.

If you are townhouse, townhouse/duplex, or zero lot homeowner, please call (717-653-9755) or email the Office ([orchards4@centurylink.net](mailto:orchards4@centurylink.net)) to update your telephone/cell number so that you will receive necessary calls regarding snow removal.

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**ORCHARDS DIRECTORY:** Enclosed is a permission form for your name to be shown in the 2023 Orchards Directory. Please complete the form if you have never been in the Directory before or if you have any changes to your information.

Please return your permission form by December 31, 2022 for your name to be shown in the Orchards Directory. If you did not receive the directory permission form, please contact the Office (717-653-9755) or email ([orchards4@centurylink.net](mailto:orchards4@centurylink.net)).

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**The Budget vs. Actual Expenses Report as of October 31, 2022 is attached.**

**The Account Balances as of October 31, 2022 are as follows:**

Edward Jones	\$69,094.54
Capital Reserve Checking	\$51,304.46
Regular Checking Account	\$28,986.75

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**Homeowner Concerns** may be relayed to the Board of Directors using the form found on the website or outside the Clubhouse door. Concerns are discussed at the monthly meeting, with responses following shortly.

**Design Review** **must be approved through the Design Review Committee.** Before any changes are made to a property (landscape or architectural) a Design Review Form must be submitted to the office and the Design Review Committee will consider whether or not the proposed change fits into the regulations set up in our Covenant, and whether the change will add or detract from the value of neighboring properties. Work cannot begin before approval is received, which we will try to render quickly. Forms are available on the website or outside the Clubhouse door. The Board of Directors' mission is not to limit individual freedom, but to maintain, by virtue of the Covenant, the safety and beauty of our community, and the value of your home therein.

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**Clubhouse** - to ensure the safety of our community, the Clubhouse is NOW OPEN for reservations with some safety-conscious guidelines. Please call Sandy Nace at (717) 209-2340 to hear more about the stipulations and to make a reservation.

**Ice Cream Social** – Saturday, August 20<sup>th</sup> had sixteen homeowners and five board members in attendance. Everyone enjoyed all the ice creams and toppings and had a great time socializing. Thank you, Linda Kreider (and committee) for all your hard work and organizing the social. Linda said she and her committee are working on upcoming events for next year.

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### **Board Meeting**

**There will be NO DECEMBER BOARD MEETING.** Any issues, problems, or questions, please contact the Office (717-653-9755 or email – [orchards4@centurylink.net](mailto:orchards4@centurylink.net)).

The next Board Meeting will be Wednesday, January 18, 2023 @ 7:00 p.m. in the Clubhouse.

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### **Newsletter**

If you are a new homeowner and would like to receive the Orchards Newsletter via email, please call or send your email address to the office.



**From the Board of Directors & Office!!!!**

**Orchards Homeowners' Association**

**421 Glenn Avenue**

**Mount Joy, PA 17552**

**717-653-9755**

**[orchards4@centurylink.net](mailto:orchards4@centurylink.net)**

Attachments/Enclosures: Budget vs. Actual Expenses Report, 2023 Budget, Snow Removal Policy and Guidelines, 2023 Directory Permission Form