



ORCHARDS HOMEOWNERS' ASSOCIATION, INC.
NEWSLETTER – APRIL - JUNE 2016

The 2016 Orchards Directory was mailed in January. If you did not receive a copy in the mail, please call the Office at 653-9755 or via email, orchards4@centurylink.net.

Homeowner, Dan Andrews, has agreed to fill the vacant Director's position.

The Orchards Commercial Property/General Liability and Directors and Officers Insurance policies have been renewed for 2016.

Federal income tax of \$1,564 was paid for the 2015 year. Our accountant, Jessica Wenger, CPA of Wenger & Company PC reported that the Association overpaid the 2015 federal income tax by \$385. She recommended again this year (2016) the Association do quarterly tax payments. The first quarterly payment will be \$365 with two quarterly payments of \$375 and the \$385 overpayment credited from prior year for a total of \$1,500 for 2016. This was necessary due to cash withdrawals from our Capital Reserve Investment accounts for the townhouse roof replacements and to avoid a penalty from the IRS.



THINKING SPRING **AND HOME** **IMPROVEMENTS**

Design Review

With warmer weather coming, homeowners begin thinking of improvements to their property.

Please remember that a Design Review Request Form must be completed for any landscaping and architectural changes. All changes must be made in coordination with the Covenant and the Guidelines.

PLEASE NOTE: A Design Review Request Form is also needed for installation/placement of Satellite Dishes.

Please submit your Design Review Request Form to the Office or drop in the lock box at the Clubhouse for approval by the Design Review Committee.

Design Review Forms can be found at the front door of the Clubhouse or call the Office and a copy will be sent to you. We try to keep the Design Review Form Box full but if you find it empty, please call the office so we can refill it. Thank you.

LAWN CARE

MOWING

Diamond Lawncare and Snow Removal will be doing the mowing for the Townhouses, Zero Lot, and Common Area of the Orchards. Diamond Lawncare started mowing the Townhouse, Zero Lot, and Common Area last week. They will be mowing each Thursday, weather permitting; otherwise they may mow on Wednesday or Friday.



Diamond Lawncare and Snow Removal is offering their mowing service to any single family homeowner. If interested in getting a quote from Diamond Lawncare and Snow Removal call Dennis Kemmick at 717-575-0706 and mention you are with the Orchards Homeowners Association.

Please remember to remove all items that may get in the way of the mowers. Also, if there is dog waste in the grass, please make sure it is picked up before mowing begins. If items are not moved or if dog waste in the grass is not picked up your yard may not be mowed.

MULCHING

Mulching will be offered by Longstead Lawn and Landscape LLC, and Diamond Lawncare. If you want any mulching around your home you can contact Ken Long, Longstead Lawn and Landscape at 717-940-3670 or Dennis, Diamond Lawncare at 717-575-0706.

Mulching is not done by the Association and homeowners must contract with a supplier on an individual basis.

FERTILIZING AND WEED CONTROL

The Board has contracted with Diamond Lawncare and Snow Removal to provide fertilizer and weed control for the Townhouses, Zero Lot, and Common Area for 2016.

Diamond Lawncare and Snow Removal will also give Single Homes a group rate for those who want to use his services.

If interested in using Diamond Lawncare call Dennis Kemmick at 717-575-0706 and mention you are with the Orchards Homeowners Association and want the group rate for your Single Home.



The Directors are planning their “Annual Walk Around” Saturday, April 16th at 9:00 a.m. If you have any comments, suggestions or concerns you think needs attention, please call the office and leave a message or let one of the Directors know your concern(s). Any comments, suggestions, or concerns received at the office will be forwarded to the Directors.



The Annual Yard Sale is planned for the first weekend of May, Friday, May 6th and Saturday, May 7th from 8:00 a.m. - ? for both days.

The Association will put an ad in the newspapers (Lancaster and the Merchandiser) that week. Signs will be put out but homeowners are urged to put out signs, balloons or any other advertising that will help bring people into the Orchards. There is no cost to the homeowners for the ads. No special items will be listed in the Orchards ads. Homeowners can also put ads of their own in the newspaper if they have special items to mention.

The Budget vs. Actual Expenses Report as of February 29, 2016 is attached.

The Account Balances as of February 29, 2016 are as follows:

Edward Jones	\$36,605.58
Capital Reserve Checking	\$ 5,783.13
Regular Checking Account	\$72,001.18

Clubhouse Information

FYI – As reported in the last Newsletter the Clubhouse was used 64 times in 2015 with donations totaling \$308.61. Clubhouse donations help to off-set the monthly electric bill, gas bill, clubhouse cleaning, Clubhouse Committee Events (Ice Cream Social, etc.), and any miscellaneous expenses.

MARK YOUR CALENDARS



The Annual ICE CREAM SOCIAL will be held in July. Stay tuned for more information in the next Newsletter, July – Sept.

Clubhouse Reservations

The Clubhouse is currently reserved on the following days:

April
2, 3, and 17

May
1, and 7

June
23

Since Clubhouse reservations are made in advance there is the possibility of cancellations so please call Sandy Nace at 717-209-2340 to see if the date you want may be available.

Clubhouse reservations are to be made by calling Sandy Nace at 717-209-2340.

Board Meetings

All Board Meetings are held the third Wednesday of the month (except July and December). The meeting starts at 7:00 p.m. at the Clubhouse Office. Guests are welcome at 7:00 p.m. and the Board will meet in closed session at 7:15 p.m.

Please direct any comments regarding the Newsletter to Sandy Nace at the Office.
Thank you.

Orchards Homeowners' Association
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Attachments (1)