



**ORCHARDS HOMEOWNERS' ASSOCIATION, INC
NEWSLETTER – October - December 2016**

The Board held elections for officers to serve in 2016-2017 at the Annual Meeting, September 24, 2016 with the needed ballots cast. The results are as follows:

**President – Terry Shaffer – continuing two year term
Vice President – Don Zerphey – continuing two year term
Secretary – Christine Meckley – elected for two year term
Treasurer – Karen Berrier – elected for two year term**

Board Members at large are: Mel Longenecker, David Stotler, and Lynn McCleary, elected for two year term with Dan Andrews and Keith Wilkes, continuing two year terms.

Some information discussed at Annual Meeting – Adding a walking path to the Common Area connecting Martin Avenue and Donegal Springs Road, Board Committee reviewing By-Laws and other related documents, the planting of additional trees in Common Area, and installing solar lights at the walking paths. The new development at Farmview Lane and Martin Avenue (not part of The Orchards) was discussed. It will be a private condo association with 18 townhouses, 4 duplex units, and some detached garages.

It was determined not to pursue the walking path connecting Martin Avenue to Donegal Springs Road due to overall costs. This decision was made by the Directors at the October Board Meeting.

SNOW INFORMATION:



Enclosed with this Newsletter are the Snow Removal Policy and Guidelines. This applies to the townhouses and to the patio homes. Our snow removal provider is Diamond Lawncare & Snow Removal. If any of the single family homeowners wish to contract with him on an individual basis, you can call Dennis Kemmick at 717-575-0706.

For all homeowners in the townhouses, zero lot homes, and those single family homeowners who have contracted for the service please review item No. 6 of the Snow Removal Policy and Guidelines.

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

ORCHARDS DIRECTORY: Also enclosed is a permission form for your name to be shown in the 2017 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, 2016 for your name to be shown in the Orchards Directory. If you did not receive the directory permission form, please contact the Office (653-9755) or email (orchards4@centurylink.net).

The Directors held their Budget Meeting on October 19, 2016. Attached is the final budget sheet for 2017. Listed below are the new dues for 2017:

Townhouses/Duplex - 37 units	\$97.00	(late fee \$4.85)
Zero Lot Homes - 41 units	\$75.00	(late fee \$3.75)
Townhouses/Duplexes – 11 units	\$80.00	(late fee \$4.00)
Single Family Homes – 82 units	\$25.00	(late fee \$1.25)

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

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, 2017. After that, only monthly payments can be made.

PLEASE NOTE:

We welcome your payments for the entire year but until all 2016 payments have been reconciled we will be holding 2017 checks and they will not be deposited until the LAST WEEK in January. We are sorry for any inconvenience but appreciate your understanding on this matter.

If you have not received your coupon book by December 31, 2016, please call (653-9755) or email the office (orchards4@centurylink.net). If you have any questions regarding the 2017 budget or dues, please contact the office.

REMINDER: Approved by the Directors starting January 1, 2014 any dues in excess of 30 days unpaid will be subject to an additional administrative fee of \$15.00.

Approved at the January 16, 2013 Board Meeting – a fee charge of \$25.00, plus any bank fees, for any checks that are returned for insufficient funds.

The Budget vs. Actual Expenses Report as of September 30, 2016 is attached.

The Account Balances as of September 30, 2016 are as follows:

Edward Jones	\$41,727.94
Capital Reserve Checking	\$ 9,984.25
Regular Checking Account	\$ 49,284.06



Eleven solar lights to replace the gas lights at the walking paths have been purchased. These lights will be installed within the next few months weather permitting.

Clubhouse Information



A BIG _____ to the Clubhouse Committee for the great Hot Dog and Ice Cream Social in July and providing the breakfast and door prizes at the Annual Meeting everything was greatly appreciated by all who attended!

Another thank you to homeowner, David Deck for painting the Clubhouse Doors!!!

Clubhouse Reservations

The Clubhouse is currently reserved on the following days:

November

5, 6, 12, 13, 15, and 16

December

3, 4, 10, 11 ?, 12, 14, 17, 18 ?, and 31

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 becomes available.

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



AND



From the Board and Office!!!!

Monthly Board Meetings are held on the third Wednesday of the month at 7:00 p.m. in the Clubhouse Office. Guests are welcome at 7:00 p.m. and the Board will meet in closed session at 7:15 p.m.

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.

Orchards Homeowners' Association
421 Glenn Avenue
Mount Joy, PA 17552
717-653-9755
orchards4@centurylink.net

Attachments: 2017 Budget, Budget vs. Actual Expenses Report, Snow Removal Policy and Guidelines, 2017 Directory Permission Form.

