



The Orchard Estates Home Owner's Association

NEWSLETTER

July, 2011

Greetings to all our neighbors at The Orchard

As most of you know, we moved to a new management company, Avail Property Management, in March of this year. Avail is located at 51350 Desert Club Drive, #4, La Quinta, CA 92253. Please contact Avail with any questions you may have by phone at (760) 771-9546, or by email at service@availhoa.com.

We recently had elections for all five HOA Board positions. As stated in the recent bulletin that was issued to all of you with email addresses, the new Board will not enforce the "no parking in the driveways" rule and there will be no towing of residents' cars at this time, due to the Board's ongoing legality review of the recent changes made to the Rules and Regulations. "

Please note that street sweeping takes place on the first and third Monday of each month. Please be considerate and keep your cars off the street on those days.

As before, we will be distributing this newsletter via E-mail to all those who have provided us with an E-mail address. Use of E-mail addresses saves postage costs and allows us to be able to reach you all in a timely manner.

The recent bulletin was issued in order to request the completion of the following two forms:

- Orchard Estate Homes Survey and Contact Form
- Neighborhood Watch Form

Those forms are appended to this newsletter so that those receiving this Newsletter via mail and those who have not yet responded to the bulletin may now fill out and send in these two forms.

Orchard Estate Homes Survey and Contact Form

The Board is considering what sections of the Rules and Regulations should be changed and what sections should simply be reverted back to the previous wording. To be sure that the changes follow the wishes of the majority of the homeowners at The Orchard, the survey asks for your input. Please review your Rules and Regulations and then print out and use the form to provide the board with your thoughts and ideas. The form can be faxed, emailed or mailed to Avail Property Management. Avail's contact information is listed on the bottom of the form.

Neighborhood Watch Form

If you are a new resident or have contact information changes, it is important that you fill out and return a Neighborhood Watch form as soon as possible. This information will be forwarded to your particular street captain.

Neighborhood Watch relies on all of us keeping an eye out for crime in our neighborhood. Even if you just suspect a crime, don't hesitate to call the Indio Police non-emergency line immediately at 760- 391-4051. In case of a police emergency call 911. Working together, we can maintain the safety of our neighborhood.

Please forward the information to Avail, at service@availhoa.com.

For your information, the Neighborhood Watch Committee, which consists of street captains and a chair from the HOA board, is listed below: Please contact John Hinojosa to update your contact information or if you are interested in becoming a street captain.

Neighborhood Watch Committee & Street Captains

Orchard Drive	To be determined
Apricot Lane	Angela Morway
Tangelo Court	Kevin Moore
Apple Court	Erica Ruiz
Plum Lane	Arnold Galvan
Pomegranate Street	Gary Sage
Pear Street	Chris Howe

Chair: John Hinojosa

PLEASE NOTE: THAT THERE SHOULD BE NO SOLICITORS AT THE ORCHARD -
Contact the police or your street captain immediately if you are suspicious.

Website

Our website is up and running. The address is www.theorchardestates.com. From the main page you can find our Bylaws, CC&Rs, Rules & Regulations, the forms to use to Request Architectural Changes, and the paint information that you will need to reference when you decide to paint the outside of your house. More information will be added to the website shortly. If you need to log on for your individual account information, please contact Avail for log on information.

New Neighbors

If you are a new resident, we welcome you and want you to be aware that you should receive a welcome package from Avail. This package includes:

1. Automatic withdrawal form. This will allow you to pay your association dues automatically from your checking account.
THIS IS OPTIONAL.
2. Confidential Emergency Information sheet.
3. Architectural/Landscape Request Form.

4. Neighborhood Watch form.

Please contact Avail once you are settled in to make sure they have your latest contact information. It's also important to fill out and return the Neighborhood Watch form as soon as possible. The Neighborhood Watch form is attached to the bottom of this newsletter. Again, welcome to The Orchard.

HOA dues for The Orchard residents are due on the 1st of the month but are not late until the 15th of the month, so the next billing cannot go out until after the 15th of the month. Per CC&R's, owners have a grace period of 15 days to pay their monthly dues assessment. Due to the grace period afforded to you by governing documents, the billing for the following month cannot occur until the 16th or 17th of the month. Should either date fall on a weekend or a Holiday, then the billing is processed the following business day. If your monthly payment does not post to the Association's Bank by the 15th of the month, the accumulated balance will appear on the following month's statement.

If you utilize "Bill Pay" with your banking institution, please make sure that your bank sends out the check at least 10 days prior to the 15th of the month. Your bank may debit your account a few days prior to the payment actually posting to the Association's account.

Pedestrian Gates

Pedestrian gate keys are available to residents. Please call Avail to arrange to pick up a key. Note that the Pedestrian gates must remain locked at all times.

Entrance Gates

It is important to our safety and comfort that these gates are functioning as they should, so please call Avail immediately if you see or hear of any problems with the gates. In the event of a power outage, the gate controls will automatically open, and they will stay open until the power comes back on. Note that, for residents, replacement clickers are available from Avail for \$45.

Cameras

Cameras are installed at the front and back gates of The Orchard. The cameras provide coverage of each vehicle, front and back license plates, as well as a facial shot of the front seat passengers. Time Warner has installed cable so that information from these cameras is available to the Board and to local police. The ability to view a driver calling your phone from the phone booth should be available to residents from our website shortly.

Kiosk Entry

Residents currently have their home (must be a local land line) phone number entered into the Kiosk at the front entrance by Avail. When guests arrive and call from the Kiosk, residents simply press number 9 on their phone to open the gates. For residents concerned that they might miss a guest, some residents have successfully used their home phone call-forward feature to forward calls to their cell phone, which allows them to open the gates from their cell by pressing number 9.

Forwarding home phones to a cell phone also allows residents after-hour gate access if it's not convenient to take along the gate clicker. Please check the Kiosk to ensure your correct telephone number has been programmed. Homeowners are encouraged to use the Kiosk for guests rather than giving them the community gate codes.

Community Events

If you plan on organizing a community party - such as a Halloween party, July 4th party, etc., please contact the Events committee, via an E-mail or phone call to Avail.

Painting Your House

Each home at The Orchard was originally assigned a set list of colors (stucco, doors, trim, etc.) by the architects. These colors must be used each time your house is repainted on the outside. This paint specification list has been sent to Avail. It will soon be made available on the website. Before repainting the outside of your house, please refer to these specifications.

Landscaping

Our goal is to keep our community looking at its best. Avail makes regular landscaping inspections. Areas reviewed are:

- Trees trimmed and branches not blocking the house number
- Basketball hoops put away
- Trash cans put away
- Grass mowed
- No dead shrubs
- Flower beds planted and maintained
- Garage doors left open
- Burnt out street number light
- Burnt out light bulbs above the garage door

Please help us by abiding by the landscaping regulations.

Martin Sweeping, the company that recently cleaned out our wells at the two retention basins, gave us some landscaping tips to share:

- Homeowners who have grass in the front yards right up to the curb should consider putting in a small ribbon of California Gold or rocks between the grass and the curb. This ribbon would absorb some of the water draining from the sprinklers so that the water does not reach the curb. If you look at the two, two-story homes that Family Development had as models, the front landscaping does this. 80556 Apricot has a narrow ribbon and 80574 Apricot has a wider band.

The dirt lines of the flower beds that meet with the curb should be taken down one inch below the curb line. This will give the water a chance to pool, the dirt to settle to the bottom, and clean water to enter the gutter. (Less mud in the gutter equals less mud streaks).

- Reduce watering times and increase the frequency for watering your landscape. Rather than watering twice a day for 4-6 minutes, water 3 or 4 times a day for 2-3 minutes. This will give the water a better chance to soak into the grass and avoid run off into the gutter.

Importance of Paying Dues

Each year, the HOA conducts a reserve study to ensure that the dues charged and collected are adequate to cover current and future projects. A copy of the study and annual budget are sent to each homeowner annually. The Orchard Estates is a common interest development and therefore responsible for maintaining its own streets and common areas. The HOA was set up primarily to collect dues to maintain the streets and common area features such as gates, lights, landscaping and sprinklers. The HOA Board has a fiduciary responsibility to collect these dues from each homeowner and to maintain the community in compliance with the CC&Rs.

In compliance with State law, a collections process is set in place and is managed by Avail on behalf of the entire community. Residents receive a copy of the collections process when they purchased their homes. Homeowners are responsible to pay these dues as long as they are on title as the owner of the property.

Homeowners who are having trouble making ends meet must contact Avail to work out a payment plan in advance. Payment plans may offer a short reprieve and eliminate late fees, but they always require the eventual full payment of dues. The collections process is not optional or arbitrary. Please contact Avail if you have questions about the HOA dues and collections process.

Safety and Other Reminders

- The speed limit within the gates of The Orchard is 15 MPH. Please keep an eye out for children on bikes and skateboards.
- To improve safety, please make sure you have lights on at night in your front yard and above your garage door. Front yard lighting is a requirement in The Orchard.
- Copies of The Orchard's CC&Rs, Rules and Regulations and other managing documents are now online. If you have questions or suggestions, please call Avail. Avail will continue to site violations of the Governing Documents and fines may be imposed.

- Dogs may not run free at The Orchard. Please keep dogs on a leash or contained in your yard or home. The HOA is required to site residents who let their dogs run free. The City of Indio strictly enforces Animal Control laws. When walking dogs, it is mandatory that you carry bags and clean up after them.

Resident, Jeanne Perafan shares with us some important safety information:

There have been several minors seen riding their bikes throughout the Orchard without helmets and engaging in risky behavior, such as: having a passenger on their handle bars, riding on the wrong side of the road, and running stop signs. Please review the statistics below to understand the importance of wearing helmets and obeying traffic laws, even within a gated community.

Bicycle injuries and deaths affect children and young people more often than any other age group. Nearly 60 percent of all childhood bicycle-related deaths occur on minor roads. The typical bicycle/ motor vehicle crash occurs within 1 mile of the bicyclist's home. Among children ages 14 and under, more than 80 percent of bicycle-related fatalities are associated with the bicyclist's behavior, including riding into a street without stopping, turning left or swerving into traffic that is coming from behind, running a stop sign, and riding against the flow of traffic.

Riding without a bicycle helmet significantly increases the risk of sustaining a head injury in the event of a crash. Non-helmeted riders are 14 times more likely to be involved in a fatal crash than helmeted riders. And, it's the law - CVC 21212 - All those under 18 years of age must wear a helmet when riding or acting as a passenger on a bicycle.

For more information on keeping your children safe please visit www.safekids.org. As a former paramedic, ER/Trauma Nurse and ICU nurse, I have seen more than my fair share of traumatic brain injuries. Many of them preventable. Please teach your children bike safety and traffic rules.

Jeanne Perafan, RN MSN FNP-bc

Pest Control

If you have any problem with mosquitoes or red ants, please contact Vector Control: (760) 342-8287.

Volunteers Needed

The HOA Board and Committees are run by volunteers. Get involved in the Architectural Committee, Neighborhood Watch, Welcome Committee or Events Committee, or feel free to bring your ideas directly to the Board. If you are interested in serving on the Board in the future, we hope you will first consider serving on one of the Committees. Working together, we can preserve the unique character of The Orchard Estates and maintain a safe and enjoyable environment for our families.

- **Architectural Committee** - Responsible for reviewing proposed changes to homes and landscaping; assisting Avail and the Board with maintenance issues and foreclosure maintenance.
- **Neighborhood Watch Committee** - Responsible for managing the Neighborhood Watch Program and making suggestions to the Board about ways to make The Orchard safe from crime.
- **Welcome Committee** - Responsible for welcoming new homeowners and residents into The Orchard. Works with the Board to establish a welcome package of information new residents will need.
- **Events Committee** - Responsible for planning neighborhood events such as: Biannual community garage sale, Halloween block party, 4th of July block party, etc.

Your Community Management Company

Avail Property Management

51350 Desert Club Drive, #4, La Quinta, CA 92253

Phone: (760) 771-9546, Fax: (760) 771-1655

Office hours: 9am to 5pm.

www.availhoa.com

Your Board of Directors

- Sandra Rifman: President
- Jim deBoer: Vice President & Welcome/Events Committee Chair
- Milt Jones: Treasurer & Finance Committee Chair, gate camera liaison.
- John Hinojosa: Secretary, Neighborhood Watch Chair, gate repair liaison.
- Desera Charat: Director & Architectural Committee Chair.

Please note that, should you wish to contact the Board, send your email or written communication to Avail. Avail will pass on your questions, requests and suggestions to the appropriate Board member. The Board of Directors meets four times a year - or more frequently should there be a need.

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Orchard Estate Homes Survey and Contact Form

Purpose for this Survey: To determine what changes the Orchard Estate Homeowners, (OEH), would like made for our community, and to further improve communication between homeowners and the HOA Board.

OEH Contact Form: If you would like to be included on the OEH contact list, please provide the following information and sign below - authorizing the placement of your contact information on our HOA member list. The list will be made available to Avail and to the HOA board. The list will only be used to facilitate communication between homeowners and the Board regarding OEH issues and current events and to facilitate communication for our Neighborhood Watch Program.

Name(s): _____

Street Address: _____

Home Phone: _____

Name: _____

- Cell Phone : _____
- Work Phone: _____
- E-mail address: _____

Name: _____

- Cell Phone : _____
- Work Phone: _____
- E-mail address: _____

Signature: _____

I hereby authorize the inclusion of the information listed above on the OEH-HOA contact list.

OEH-HOA Board Meeting preferred time, (please indicate your preference):

Weekday 6:00pm: ____ Saturday 10:00 AM: ____ Other: ____

Orchard Estate Homes Survey and Contact Form

If you would like to join one of our OEH-HOA Committees, we would greatly appreciate your participation and help. We are looking for homeowners with expertise and/or a strong desire to help out on a committee for the benefit of our community as a whole. Please place a check mark on the committee you would like to join – if none leave blank.

Architectural Committee: _____

Neighborhood Watch Committee: _____

Welcome Committee: _____

Events Committee: _____

OEH-HOA “Revised” Rules & Regulations: Please place a check mark indicating which statement reflects your viewpoint with regard to the revised Rules & Regulations that were adopted at the beginning of 2011.

I am for: _____ I am opposed: _____ I am undecided: _____

Comments: _____

Upgrade the dirt central basin drainage area at the corner of Orchard Dr. & Tangelo Ct. into a community park-like setting with grass for families to enjoy.

I am for: _____ I am opposed: _____ I am undecided: _____

Comments: _____

Please list your top three community concerns in order of importance, (If none – leave blank):

1. _____
2. _____
3. _____

Orchard Estate Homes Survey and Contact Form

Please list your top three community wishes in order of importance, (If none – leave blank):

1. _____
2. _____
3. _____

Any additional comments or recommendations regarding any aspect of our OEH:

Comments: _____

Please send this information via fax to Avail - (760) 771-1655 or email at service@availhoa.com.

You can also mail your form to:

***Avail Property Management
51350 Desert Club Drive, #4,
La Quinta, CA 92253.***

Neighborhood Watch Form

The Orchard has a Neighborhood Watch program and we would like you and your family to join us in our endeavors to make The Orchard a safer place to live. Please take a few minutes to answer the following questions below. This information will be helpful for us to relay to police and/or firefighters in case there is an emergency. The information you provide will remain confidential and only available to Street Captains and the Orchard Board of Directors.

Name(s): _____

Street Address: _____

Home Phone: _____

How many people reside in this house? _____

Name: _____ Name: _____

Cell Phone : _____ Cell Phone : _____

Work Phone: _____ Work Phone: _____

E-mail: _____ E-mail: _____

Do you have pets? _____ If yes - number and type of dogs? _____ Cats? _____

What make, model and color of vehicles do you drive? _____

Are you here: Full-time: _____ or Part-time: _____

If part-time, what months are you typically gone? _____

Emergency phone number when away from this area: _____

May we contact you if we have any questions or concerns while you are away? Yes: _____ No: _____

Emergency contact name and phone # if we cannot reach you: _____

Additional information or Comments: _____

Date Submitted: _____

Please return this form to:

Avail Property Management
51350 Desert Club Drive, #4, La Quinta, CA 92253
Phone: 760-771-9546, Fax: 760-771-1655
E-mail: service@availhoa.com