

## Roles & Responsibilities

### The Board of Directors

- Preserving Property Value
- Maintaining the Common Elements
- Establishing Rules and Regulations
- Overseeing the Organization's Finances
- Maintaining appropriate insurance coverage for liability and property damage
- Keeping members informed

### Homeowners

- Know and Comply with HOA Rules
- Pay Assessments on Time
- Read Communication from the HOA
- Maintain Your Property
- Volunteer & Serve
- Update Your Address and Contact Information
- Educate Your Tenants

### Together

- Work together with fellow community members and board members to create a safe and enjoyable neighborhood to live in. We believe that this happens by lending a hand when you can and caring for our neighbors around us.

Place  
Stamp  
Here

Orchard Valley HOA  
PO Box 561  
Fruita, CO 81521



Welcome!



Orchard Valley  
HOA

Fruita, CO



## Welcome to Orchard Valley

You have chosen a great neighborhood and we're glad you are here! In this brochure you will find some helpful information and frequently asked questions about the neighborhood and the association.

Take some time to look through the brochure and for more information and association forms, visit us on our website at

[www.OrchardValleyHOA.com](http://www.OrchardValleyHOA.com)

Orchard Valley was established in 1982 and was developed in three different phases, so there are three filings of our Covenants, Restrictions, and Conditions (CCRs). If you do not know which of the CCRs apply to you, the Board of Directors can assist you.

## Helpful Information

City garbage collection is weekly on Wednesday usually midday. Trash containers should only be visible within a 24 hour period coinciding with collection day. Please remember to store your containers out of sight. Per Waste Management trash cans should be in the curb and 3ft apart. Recycle through Waste Management is every other Wednesday with pick in the morning. It is a free service that we encourage you to participate in. Recycle bins are provided through the city.

RVs, Trailers, Parking & Storage – 72 hours is the maximum amount of time a vehicle should be parked in your driveway or the street. Any vehicle staying in the same location longer than 72 hours should be stored in your garage or behind your fence.

Irrigation System – OVHOA maintains the system and it is our greatest expense. It is typically turned on in April and turned off in October. The exact time and dates are determined by the Lateral Ditch Company and weather.

Please help us keep our neighborhood safe and attractive by maintaining your front yards.

## Meetings

The board holds meeting throughout the year as well as an annual membership meeting which is typically held in the late spring. The annual meeting is an opportunity to update the members, elect board members and hear member thoughts or concerns.

## HOA Dues

Orchard Valley HOA assessments are currently \$225 a year. You will receive an annual invoice during the spring of each year.

## Contact Us

Orchard Valley HOA  
PO Box 561  
Fruita, CO 81521

(970) 250-3126

[OrchardValleyHOAFruita@gmail.com](mailto:OrchardValleyHOAFruita@gmail.com)

Visit us online: [OrchardValleyHOA.com](http://OrchardValleyHOA.com)

## Quick Phone Numbers

**City of Fruita** 970-858-3663  
trash, recycle, sewerage

**Fruita Police** 970-858-3008  
non emergency

**Ute Water** 970-242-7491  
water

**Xcel Energy** 800-895-4999  
electric and gas – [www.xcelenergy.com](http://www.xcelenergy.com)

**Charter Spectrum** 888-438-2427  
internet, phone and tv – [www.charter.com](http://www.charter.com)

**CenturyLink** 800-650-6750  
internet, phone – [www.connectnw.net](http://www.connectnw.net)