



Applevue Newsletter

December 2024

Orchards/Villas Homeowners Association, Inc.

The Orchards board of directors would like to remind everyone that "Official" Communications from the Orchards Board of Directors ONLY comes from All-Pro and has done so since contracting with them in December 2023. Emails you receive from anyone else outside of All-Pro is considered personal email and in no way is representative or approved by the Orchards Board of Directors.

Blair Weedman Fund:

To honor Blair Weedman, a longtime owner and board member at the Orchards and Master Board, a fund is being setup to accept donations on his behalf to plant and dedicate a tree in his name. We are also going to get engravers to come in and engrave names of deceased owners on the rock seats around the fountain. If you have names of Orchard owners loved ones, friends or neighbors that have passed away, please send those to All-pro with their names and dates and ages to be engraved into the seats. Anyone wishing to donate should make a check out to "Orchards and Villas Homeowners Association" and in the memo write "Blair Weedman Tree Fund". The check should be sent to Orchards and Villas Homeowners Association, 604 Wall Street, Sevierville, TN 37862.

Annual Owners Meeting:

On Saturday February 1st, beginning at 10:00am, at the Iron Forge Brewery, the Orchards Board of Directors will hold the required annual association owners meeting. This meeting will consist of status and budget updates as well as the election for three vacant Board of Directors seats. Information will be sent out in December and January starting with a call for self-nominations in December and then the proxy's and ballots will be sent out with instructions in early January. We hope to see everyone there!

Orchards Community Priority Issues:

911 Fire Marshal Findings - New, more visible and reflective unit number signs have been installed on all units to address concerns with the visibility of prior unit number signs, especially at night. We have also purchased 12 new signs to be installed at our community intersections to help direct first responders, guests, delivery drivers etc. more accurately and quicker to our units. We still have about 5 more to install and are delayed due to the location of utility lines concerns and have requested those to be identified first. There is also a "Knox Box" installed at the entrance of our gate, which was a Fire Marshall requirement.

Street light Issues for units 101-209 - This issue has been remediated, and the root cause was a short in the wiring in the street light pole at unit 205.

Landscaping Issues - We have reached out to Quality Landscaping with our concerns early in the spring regarding skipping weeks and grass cuttings extended to almost 3 weeks sometimes due to the weather. They ensured us this will not happen in 2025, and they will worst case maintain a 14-day cut. We also

discussed Trimmings, as requests for trimmings come in, they are being queued up and when they come on the property as a designated trimming day, then we want them to plan and work with us to address our queued-up requests, this is 2-3 times per year.

Pressure Washing - We have also talked to Quality about doing annual pressure washing for our units, curbs and fences outside near the road. We have a tentative date in July after the pollination and holiday. This will now be an annual service built into our budget.

Fence Repairs - There is money allocated in the 2025 budget to allow for fence repairs and maintenance. In the spring we will start submitting bids to repair both the unit privacy fences and fences that border our property lines. Once this is done, we will choose a new paint color as the one on file with Sherwin Williams has expired and use a consistent color to paint the fences, and have on file going forward

Fountain Repair - We currently have an issue with the liner at the bottom of our fountain in which the water will leak or seep into the ground, lowering the level of the water and if not refilled promptly caused issues with our pump and it must be replaced more frequently due to overheating caused by lack of water. We will be seeking a professional to look at the liner and how much it will cost to replace or repair it. This will help us with our common area water utility costs, and potential road costs as water under blacktops roads could eventually lead to collapse if frequent enough.

Orchards 2025 Directors Meetings - As Stated above, February 1st will be the required annual association owners meeting. Directors' meetings are not required to be open, but as of now all Quarterly 2025 Directors meetings will be open with dates of April 26th, July 26th, and October 25th. Please note that with

the new board members elected on February 1st, the dates and decision to open or close the meetings could change. Venues at Iron Forge have been reserved for these dates in 2025.

Master Board Updates:

911 Issues - The Master Board has addressed Fire Marshall Issues pertaining to the Clubhouse and the Pool Area. A new address sign has been installed on the gate at the pool for better first responder clarification as well as a "Knox Box" for the pool area.

Pool and Spa - The Master Board has recently replaced a for the Spa, in 2024 as well as, updated UV lights for the pool and spa to aid in keeping the water cleaner. In 2025 the Master board is looking to replace the heater for the Swimming Pool. River Place Funded new parking bumpers for the parking area at the pool in 2024 as well.

Sincerely,
Orchards Board of Directors