

# The Old Orchard Outlook

DECEMBER 2015



The Official Newsletter Of The Old Orchard Homeowners Association.

## UPDATE from the Board:

### Orchard Homeowners Association Inc. Annual Report October 2015

Members of Old Orchard Homeowners Association,

We are pleased to report that the decisions made by the Board of Directors continue to keep our HOA financially strong and our common properties in great condition.

The community has experienced changes this year and we continue to manage in a positive direction. No unexpected expenses that would require special assessments have occurred, and the community operating expenses are being managed with oversight from all members of the Board of Directors.

A large portion of your dues, about 80%, pay for normal association expenses (water, garbage, swimming pool, landscaping, repairs and maintenance, insurance and legal, among other items). Another 15% of annual dues are directed to reserves - funds that are mandated to be saved for future projects and infrastructure. The remaining 5% of your dues are used to pay for administration/management - much lower among competitive management companies. Therefore, the association continues to get an excellent return on investment.

### FINANCES

The Board of Directors is fiscally focused. Our Treasurer has continued to provide an excellent job in keeping our operating expenses under control and placing reserve funds in safe investments with the highest yields possible. The balance in reserves is \$282,512. We are aiming to get a healthy reserve which should be 3 to 4 times this amount.

Our reserves are critical for the long-term health of our properties. We are anticipating two major infrastructure projects in the coming years; fencing and lake management - in the form of fountains and bulkheads. Without a healthy reserve fund, a special assessment could be required. With the prudent and sound fiscal management of our finances, we are not anticipating any special assessments at this time. *(continued on page 3)*

## Congratulations!

Please join the Board in congratulating Julio Acosta and Greg Armstrong on being elected to the Board. We would like to thank both individuals for their unwavering and selfless commitment to our community.

## Community Website

**WWW.  
OldOrchardTexas  
.com**

For All of Your Neighborhood Information

## Important Contacts

Have a question? Please refer to our website at: [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) (OOT) for answers to your questions and important community updates.

### Management Company: MASC Austin Properties, Inc.

Jonathan Rivera (Community Manager)  
Tel: 713-776-1771  
Website: [www.mascapi.com](http://www.mascapi.com)

### Board of Directors

Julio Acosta  
Sulabh Upadhyaya  
Rodney Warner  
Zeeshan Khurshid  
Greg Armstrong  
Email: [oldorchardboard@yahoogroups.com](mailto:oldorchardboard@yahoogroups.com)

### Architectural Review Committee

Julio Acosta  
Email: [oo\\_arc\\_chair@yahoo.com](mailto:oo_arc_chair@yahoo.com)

### Common Area Landscaping Committee

Carole Roberts  
Email: [caroleroberts53@gmail.com](mailto:caroleroberts53@gmail.com)

### Clubhouse Committee

Zeeshan Khurshid  
Email: [zee.khurshid@gmail.com](mailto:zee.khurshid@gmail.com)

### Social Committee

Renel Edmonds  
Email: [OldOrchardSocialCommittee@yahoo.com](mailto:OldOrchardSocialCommittee@yahoo.com)

### Newsletter

Contact the Board

# OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
<b>2015 Assessments -</b> 617 homes at \$ 1,028 each	<b>\$634,276.00</b>			
<b>Additional Income</b>	<b>\$12,860.00</b>			
<b>INCOME</b>	<b>\$647,136.00</b>			
	<b>BUDGET</b>	<b>% of</b>	<b>Spent YTD -</b>	<b>Remaining</b>
<b>EXPENSE</b>	<b>AMOUNT</b>	<b>Budget</b>	<b>September</b>	<b>funds</b>
<b>Administrative</b>	\$81,457.96	12.59%	\$61,399.61	\$20,058.35
<b>Contracted Services</b>	\$268,308.04	41.46%	\$189,070.22	\$79,237.82
<b>Maintenance Services</b>	\$43,520.00	6.73%	\$57,820.06	(\$14,300.06)
<b>Utilities</b>	\$147,000.00	22.72%	\$94,038.55	\$52,961.45
<b>Total Required Expenses</b>	<b>\$540,286.00</b>	<b>83.49%</b>	<b>\$402,328.44</b>	<b>\$137,957.56</b>
<b>Long Term Maintenance Reserves</b>				
LAKE BULKHEAD (LAKE 2)	\$25,000.00	3.86%	\$25,000.00	\$0.00
SIDEWALKS - LAKE 2	\$5,000.00	0.77%	\$5,000.00	\$0.00
ROAD REPAIRS	\$2,850.00	0.44%	\$2,850.00	\$0.00
ROOFING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
PAINTING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
REPAIR & PAINT IRON FENCE	\$2,000.00	0.31%	\$2,000.00	\$0.00
POOL REPLASTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
<b>Total Long Term Maintenance</b>	<b>\$40,850.00</b>	<b>6.31%</b>	<b>\$40,850.00</b>	<b>\$0.00</b>
<b>Cash Reserve Funding -</b> Emergency Fund	<b>\$48,000.00</b>	<b>7.42%</b>	<b>\$48,000.00</b>	<b>\$0.00</b>
<b>Planned Improvements / Repairs</b>				
PLAYGROUND SAFETY MULCH	\$8,000.00	1.24%	\$10,849.00	(\$2,849.00)
FOUNTAIN REPLACEMENT	\$10,000.00	1.55%	\$0.00	\$10,000.00
<b>Total Improvements</b>	<b>\$18,000.00</b>	<b>2.78%</b>	<b>\$10,849.00</b>	<b>\$7,151.00</b>
<b>Total 2015 Budget - Expenses</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$502,027.44</b>	<b>\$145,108.56</b>

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## Upcoming Old Orchard Events:



**COOKIES WITH SANTA!** -Saturday, December 5th, 5:30 PM at the Clubhouse! Santa Claus will once again be coming to Old Orchard. So whether you have been naughty or nice, we invite you to share in an evening

of fun, holiday music, hot cocoa and treats. All ages are welcome to this FREE event. Be sure to bring your camera and we will take photos of you, your little ones and yes, even the family pet all with our favorite visitor from the North Pole, Santa Claus. It's a great time to meet some of your fellow neighbors and make cherished memories. If you are planning to attend, please email [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com) with the number of attendees so we can plan accordingly. Children under the age of 12 must be accompanied by an adult. We hope to see you there!!



**HOLIDAY HOME DECOR CONTEST!**  
Yes, it's almost that time again. Time for our annual Holiday Home Decorating/Best Lighting Contest.

Entries will be judged on creativity and overall design. And no, it does not have to be like the Griswold's from National Lampoon to win. Three winners will be chosen; First Prize \$100.00 gift card, Second Prize \$50.00 gift card and Third Prize \$25.00 gift card. All entries must have their Holiday lights on from 6:30 pm to 8:30 pm on both Monday, December 14th and Tuesday, December 15th for our judges to make their considerations. Please email us your name, address and contact information so we can register you for this contest. Good luck to all!! For further details and/or questions regarding our events, you may contact [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com). And remember, to check [OldOrchardTexas.com](http://OldOrchardTexas.com) for updates, community news, information and contacts.

# UPDATE FROM THE BOARD (CONTINUED):

We have reduced long term delinquent dues and the Board is aggressively pursuing collections on remaining accounts which now exceeds \$17,900 – a low balance as compared to our starting balance and that of other communities. The Board has used legal counsel to collect on delinquent accounts when necessary to collect unpaid accounts.

## **PROJECTS COMPLETED BY THE BOARD IN 2015**

**RECREATION AREA:** Both the interior and exterior of the Clubhouse and Pool house were painted. Carpeting in the clubhouse was recently replaced. Additionally, Wi-Fi access was added to the area for use by residents.

**COMMON AREA FENCE:** Fencing within the common area and owned by the community, were repaired or replaced and pressure washed as a maintenance project.

**ENTRY / EXIT GATES:** Due to a few incidents this year, the Board reviewed options to better serve the community. The solution, at this time was to move the opening trigger point on the exit side. The best solution still remains for all residents to approach the gate slowly and let them fully open prior to passing through. Additionally, improvements were made to the surveillance camera system at the entrance / exit gates.

**PROPERTY INSPECTIONS & VIOLATIONS:** The Management Company is doing regular property inspections and noted violations are being recorded. Repeat offenders are given the opportunity to correct deficiencies and fines can be imposed when not corrected. Homeowners are encouraged to review and become familiar with the covenants / deed restrictions to prevent non-compliance issues.

**WEBSITE:** The community's website was revamped with a new design. Please visit [www.oldorchardtexas.com](http://www.oldorchardtexas.com) for minutes, agendas, newsletters, reports, governance, and other association information. The website offers current information about events in our community.

## **LONG TERM PROJECTS: 2 TO 5 YEARS AND BEYOND**

The Board has compiled a list of future projects that are important to our community, which will be posted to the website for review and feedback from the homeowners.

## **ASSOCIATION CHALLENGES**

**AGING INFRASTRUCTURE:** The maintenance of our approximately 8 year old community will start to see some challenges. We will strive to stay ahead of major maintenance projects while continuing to keep expenses within budget.

**RISING COSTS:** While we have contracts in place to maintain fixed pricing for electricity, and water usage, there is no control over the rising costs on these two necessary utilities. Other required service/maintenance costs may continue to escalate as we move forward.

**USE OF RESERVES:** Our reserves should be increased and used strategically to maintain our aging infrastructure. Identifying critical needs and contracting with our service providers will remain an important use of reserves.

**HOMEOWNER PARTICIPATION:** We continue to invite all homeowners to come to meetings, stay current on the challenges we face as well as participating in community committees.

**BRINGING COMPLAINTS TO THE BOARD:** When bringing complaints to the Board, please remember that there are often multiple dimensions, rights, privileges, statutes and limited jurisdiction on many issues. Keep in mind that a HOA has many different interests and often opposing views. Satisfying all parties is not always possible.

## **ACKNOWLEDGMENT**

We want to thank every member of the Board of Directors for their hard work, leadership, and dedication. The Board spends many volunteered hours working together on Association matters. The Board's primary responsibility is to keep our HOA finances stable and our infrastructure in excellent condition, while ensuring that our community guidelines are followed by all homeowners.

The Board wants to recognize our Management team - Jonathan Rivera and Austin Properties - for their professionalism, hard work, and care for our community.

The Board has made significant improvements in the management and fiscal health of the Old Orchard Homeowner's Association. We invite you to join us in moving Old Orchard forward together.

Sincerely,

The Old Orchard Homeowners Association Board

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