

The Old Orchard Outlook



SUMMER 2021

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Old Orchard Website UPDATE

The Community Outreach Committee has spent countless hours to revamp the website this past year. Check it out at www.oldorchardtexas.com!



CiraNet Resident Portal

Please remember to register and log-in to the RealManage Resident Portal at www.realmanage.com. There are many features on the portal including accessing your assessment account (including payment options), reviewing community information such as the governing documents, reporting a violation and much more! You can refer to your account statement for your specific information in order to register, or you can contact RealManage at OLDORCH@ciramail.com for assistance.

Clubhouse (Temporarily Closed)

The OO Clubhouse experienced several broken pipes and interior damage from the freeze that came through the state in February. Luckily, RealManage and the Board of Directors were able to successfully facilitate emergency plumbing repairs and water extraction & remediation as quickly as possible, to prevent any additional damage, while most communities were still without power or water. An insurance claim has been filed, and the Board is currently working towards selecting the contractor to begin restoration. This is a top priority, so that the clubhouse can be opened for the residents' enjoyment and use. We hope to provide the community with a target date of completion and reopening in the next coming weeks.

Camera Upgrades

We are pleased to announce an additional and valuable enhancement to the community's cameras! Flock Safety has been engaged to work simultaneously with our camera system specifically to read license plates for each vehicle entering and exiting the community. In addition, this service provides an expedited investigation if an incident were to occur, as it is directly accessible by the Ft. Bend County Sheriff's Department!



BRAND NEW TREES!

The community asked, and we received! The Board of Directors facilitated for thirty-five (35) trees to be planted throughout the community, including the proper irrigation to ensure they establish their roots. The next phase in this project will be removing and replacing any distressed or dead trees in the near future as well.

Please see the rest of the articles in this edition for important community updates!

Community Website

WWW.
OldOrchardTexas
.com

For All of Your Neighborhood Information

Resident Portal

www.ciranet.com/ResidentPortal

Important Contacts

Have a question? Please refer to our websites www.ciranet.com & www.OldOrchardTexas.com for answers to your questions and important community updates.

Management Company: RealManage, AAMC

Edith Ernwall
Community Development Manager
1-866-473-2573
www.realmanage.com
e-mail: oldorch@ciramail.com

Board of Directors

President, Edward R. Stecher
Vice President, Aamir Mansoor
Secretary, John Joseph
Treasurer, Meeta Thakur
Director At Large, Aaron Bishop

Architectural Review Committee

ACC form www.ciranet.com
RealManage 1-866-473-2573
oldorch@ciramail.com

Clubhouse Rental

RealManage 1-866-473-2573
oldorch@ciramail.com

OLD ORCHARD 2021 POOL SEASON

2021 Hours of Operation (2 guards)

May 29th thru June 4th

Monday – Friday Closed

Saturdays 11:00 am – 9:00 pm / 2 guards on duty

Sundays 11:00 am – 9:00 pm / 2 guards on duty

Exceptions:

Monday, May 31st (Memorial Day) 11:00 am – 9:00 pm / 2 guards on duty

June 5th through August 22rd

Mondays Closed

Tuesdays 11:00 am – 9:00 pm / 2 guards on duty

Wednesdays 11:00 am – 9:00 pm / 2 guards on duty

Thursdays 11:00 am – 9:00 pm / 2 guards on duty

Fridays 11:00 am – 9:00 pm / 2 guards on duty

Saturdays 11:00 am – 9:00 pm / 2 guards on duty

Sundays 11:00 am – 9:00 pm / 2 guards on duty

August 23th through September 7th

Monday – Friday Closed

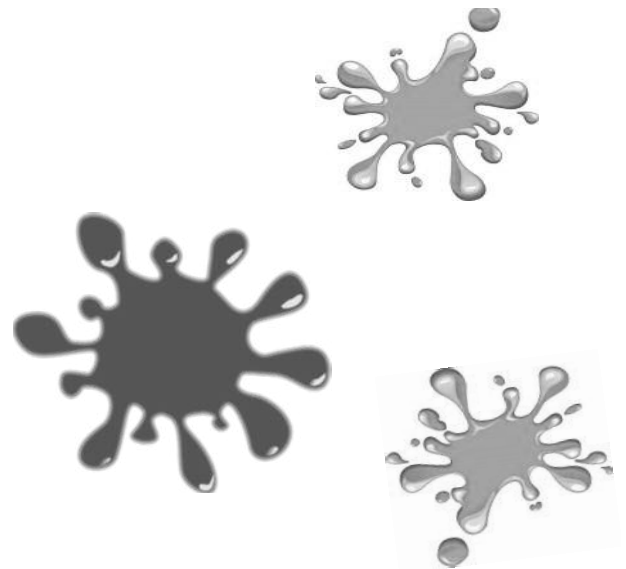
Saturdays 11:00 am – 9:00 pm / 2 guards on duty

Sundays 11:00 am – 9:00 pm / 2 guards on duty

Exceptions:

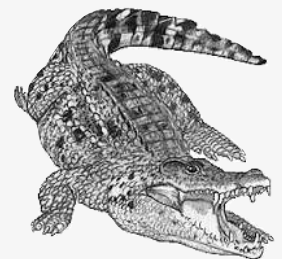
Monday September 6th (Labor Day) 11:00 am – 9:00 pm / 2 guards on duty

*All schedules are based on the academic calendar and are subject to change**



Lake Reminder

WARNING TO ALL! Please notice the signs posted along the community lakes, that **SWIMMING IN THE LAKES IS NOT PERMITTED**. This action poses a major liability for the Association, and a hazard to those who do not abide by this very important rule. Not only can the fountains pose an extreme danger, this time of year we also sometimes have uninvited visitors! Just in 2020, we removed at least three (3) alligators from the lakes. Please report any seen alligators to RealManage as soon as possible for its immediate removal, and do not approach or attempt to interact with it at any time. RealManage will file a ticket with the Texas Parks and Wildlife, and then contact a professional referred by them for immediate removal.



COMMUNITY VOLUNTEERS NEEDED!

The neighborhood has a number of committees, in need of volunteers! Please reach out to RealManage at OLDORCH@ciramail.com if you are interested in volunteering for any of the committees below:

- *Community Outreach
- *Budget & Finance
- *Contracts/Bids/Improvements
- *Deed Restriction Compliance
- *Neighborhood Watch

Architectural Control Committee

Please remember that any exterior modification to your property requires architectural approval prior to the commencement of the work. The community's ACC Application can be obtained on the RealManage CiraNet Resident Portal at www.realmanage.com, and then emailed to OLDORCH@ciramail.com.

Pet Waste Stations



In an effort to maintain cleanliness, and to assist all pet owners in the community, eight (8) pet stations were installed along the pathways throughout. Please be courteous to your neighbors and utilize these convenient stations by picking up after your pet, and discarding it in the waste station. While the stations are emptied and the bags are replenished on a weekly basis, please be sure to report any station that may need serviced immediately to RealManage.

Deed Restriction Inspections/Enforcement

A friendly reminder that RealManage conducts deed restriction inspections once per month for both the homes along the neighborhood streets and the lakefront properties. We ask all homeowners and residents to help preserve the value of our neighborhood by maintaining your personal property which includes (but not limited to):

- **Lawn/Tree Maintenance** - Mow, weed and edge your lawn at least on a weekly basis. We also recommend applying fertilizer to keep your grass lush and green! Please make necessary arrangements to prune your trees. There are some trees that are overhanging along the sidewalks which poses a danger to walkers. The best time to trim trees is in January, but if you were unable to do so in January, Fall is also an appropriate time frame (when the weather cools). Please ensure all branches are picked-up, and bundled properly.

- **Trash Cans** - Trash cans must be located at the curb every Wednesday by 7:00 a.m, and recycling is also on Wednesday. Heavy trash pick-up is on the first and third Wednesday of each month. NOTE RE: Holidays: If the scheduled collection day falls on any of the following holidays, the normal service will be resumed the following scheduled pick up day. WCA (Waste Corporation of America) observes the following holidays:

1. New Year's Day
2. Memorial Day
3. Independence Day
4. Labor Day
5. Thanksgiving Day

Finally, ensure your waste is properly bagged, secured and enclosed within the receptacle, and please be sure to place your receptacle out of public view the evening of trash collection day to maintain the aesthetic of your neighborhood street!

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Parking and Towing Policy

Please be sure that you are familiar with the Association's parking policy, as it is strictly enforced. J&H Towing conducts inspections on a daily basis, and is contracted to tow any vehicle in violation without notice. Parking variances to park on the street for special circumstances are permissible, and can be obtained through the community's website at www.oldorchardtexas.com. REMINDER: You must submit a variance request for every day you need to park on the street.

Remember To Dial 8-1-1

Building a deck? Planting a tree? 811 is the number you should call before you begin any digging project.

A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811 to learn the approximate locations of buried gas, electric, communications, water and sewer lines before digging, putting their safety and the safety of others at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time.

So, before you dig, call 811. More details online at: www.call811.com.

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Help Your Lawn Beat the Heat

As you well know, hot, dry days are just an inescapable part of summer. You can help your lawn look great in the heat if you do 3 things: feed regularly, mow high and water deeply but infrequently

Feed Regularly: Within 6-8 weeks of feeding, microbes in the soil process most of the nutrients in the ground for your lawn to absorb. So you need to replenish these nutrients by fertilizing. A well-fed lawn grows in thick, crowding out weeds and cooling the soil, which helps it handle the heat.

Mow High: If you cut your grass short, you're short-changing your lawn. Longer grass allows the growth of longer roots, which can reach down for moisture even on hot, dry days. Just set your mower on one of the highest settings. You'll be surprised what a difference this simple step can make.

Watering: If your grass has been cut short all season, you're going to have to water frequently. But even longer grass needs moisture. So if you choose to water during a dry spell, be sure to water deeply but infrequently. Frequent, shallow watering encourages grass to grow short roots, causing the grass to stress out during droughts. But an inch of water a week serves as a good rule of thumb for keeping your lawn green during the hot summer. Just be sure to water as early as possible in the morning to help reduce evaporation.