

# The Old Orchard Outlook



FIRST QUARTER 2022

The Official Newsletter Of The Old Orchard Homeowners Association.

## Community

### Clubhouse

The OO Clubhouse located at 13222 Peach Orchard Lane, is now fully repaired and is available for rental for our residents. For information log on to [oldorchard-texas.com](http://oldorchard-texas.com) for the clubhouse rental form and submit to Real Manage, Kristine Sharara, [oldorch@ciramail.com](mailto:oldorch@ciramail.com), 1-866-473-2573.

### Pets

Please help keep the pathways and grass clean around Old Orchard by picking up your pet's waste and discarding it in the pet waste stations. There are 8 stations throughout the community that are stocked with pet waste bags that get dumped on a weekly basis. Also remember that your pet must be leashed at all times. We know you love your pet, but some are truly afraid of dogs no matter how small.

### Do Not Feed the Ducks/Wildlife

Help keep wildlife wild and healthy. Wildlife Services encourages you to avoid feeding wildlife such as ducks, geese, gulls, raccoons, deer, squirrels or coyotes. One way you can help reduce wildlife conflicts with people is by not feeding wildlife near human populations.

Wildlife Services experts are often asked to assist with wildlife damage problems related to animals that have been accidentally or intentionally fed by people. Feeding wildlife can lead to a number of serious problems:

- Human food is not healthy for wild animals, and they do not need food from humans to survive. Wild animals have specialized diets, and they can become malnourished or die if fed the wrong foods. Also, animals cannot distinguish food from wrappers or foil and can get sick eating these items.
- Feeding leads to public health concerns. Too many animals in one place increases the chance of disease transmission to people and other wildlife.
- Animals accustomed to people often lose their fear of people and can become aggressive. Those that become too aggressive may have to be destroyed to protect people and property.
- Animals fed along roads tend to stay near roads, increasing the chance of vehicle-animal accidents.
- Large concentrations of ducks and geese can pollute nearby waterways, backyards and athletic fields. Some waterfowl species drop up to a pound of feces every day!

(Continued on next page)

## Community Website

WWW.  
**OldOrchardTexas**  
.com

For All of Your Neighborhood Information

## Resident Portal

[www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal)

## Important Contacts

Questions, comments and concerns about our Old Orchard community can be sent to [oldorch@ciranet.com](mailto:oldorch@ciranet.com).

### **Management Company: RealManage, AAMC**

Kristine Sharara  
Portfolio Community Assoc. Manager  
1-866-473-2573  
[www.realmanage.com](http://www.realmanage.com)  
e-mail: [oldorch@ciramail.com](mailto:oldorch@ciramail.com)

### **Board of Directors**

President, Meeta Thakur  
Vice President, Ed Stecher  
Secretary, Rae Spencer  
Treasurer, John Joseph  
Director At Large, Aaron Bishop

### **Architectural Review Committee**

ACC form [www.ciranet.com](http://www.ciranet.com)  
RealManage 1-866-473-2573  
[oldorch@ciramail.com](mailto:oldorch@ciramail.com)

### **Clubhouse Rental**

RealManage 1-866-473-2573  
[oldorch@ciramail.com](mailto:oldorch@ciramail.com)

### **Landscaping**

Please welcome our new Landscaping company, Superior LawnCare. Superior LawnCare was awarded the contract for Old Orchard in January and have hit the ground running. In addition to the mowing, weeding, the standard landscaping, they will be mowing a 5 foot section along Oyster Creek to keep the weeds down. This is on a trial basis. The frequency may be adjusted as we learn more about this process. They will not be removing vines, or applying herbicide. The HOA is in no way responsible for the condition of your individual fences. This service may be discontinued at any time if it proves to be too costly or if the Gulf Coast Water Authority revokes our permission to access the creek bank. We hope this added service will prove beneficial to our community.

### **Plant Replacement**

The great freeze of February 2021 hit us all hard. Our yards took a hard hit. Nursery plants should be in better supply in 2022 and all are encouraged to evaluate landscaping and replace plants where needed. Future deed restriction inspections in the summer will focus on dead plants and bare spots. As far as the common area goes, the HOA is working with Superior LawnCare and their landscape planners to replace plants in the fall of the year. The fall was chosen because of the BIG FENCE project that will proceed early this year, so the planting can be done after the fences are in place.

## **OLD ORCHARD 2022 POOL SEASON**

### **2022 Hours of Operation (2 guards)**

#### **May 27th through August 7th**

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

Exceptions: Monday, May 30th (Memorial Day) 11:00 am – 9:00 pm / 2 guards on duty

#### **August 8th through September 5th**

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 5th (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\**

### **Old Orchard Website**

Check it out at [www.oldorchardtexas.com](http://www.oldorchardtexas.com)! Sign up for email blasts here and/or on the CiraNet Resident Portal below. This is a great way to stay informed about the community!

CiraNet Resident Portal - Please remember to register and log-in to the RealManage Resident Portal at [www.ciranet.com](http://www.ciranet.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](mailto:OLDORCH@ciramail.com) for assistance.

## No Swimming in Lakes



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 like alligators. 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.

## Report a Street Light Outage

Street light outages can be reported to CenterPoint Energy using the street light outage form. Your name and the location description (number on light-pole) is required to make the report.

## 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 Resident Portal at [www.ciranet.com](http://www.ciranet.com), and then emailed to [OLDORCH@ciramail.com](mailto:OLDORCH@ciramail.com). You can save yourself a lot of headaches and costly problems relating to violations by following this procedure.

## 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. Please familiarize yourself with the DCC&R's found both on [oldorchardtexas.com](http://oldorchardtexas.com) and [Ciranet.com](http://Ciranet.com). 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, the fall is also an appropriate time frame. Please ensure all branches are picked-up, and tied for pick-up in a timely manner.
- **Sidewalks** - Check your sidewalks for uneven concrete. It is the resident's responsibility to maintain the sidewalks in front of their property. If you have a manhole cover that has caused the sidewalk to be uneven, you can contact Mud 25 and they will come out and repair that section of the sidewalk. We have had a couple of reports of people falling and injuring themselves by tripping over uneven sidewalks. If you notice uneven sidewalks in the common area, please report to [oldorch@ciranet.com](mailto:oldorch@ciranet.com).
- **Trash Cans** - Recycle and Regular Trash cans must be located at the curb by 7:00 a.m., on Wednesday. Cans may be placed out the evening prior to trash collection day, and placed out of public view the evening of. 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, please ensure your waste is properly bagged, secured and enclosed within the receptacle. This helps keep the neighborhood clean especially on windy days!

PRSRT STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327

## 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.olderchardtexas.com](http://www.olderchardtexas.com). REMINDER: You must submit a variance request for every day you need to park on the street.

## Speeding

The speed limit on all streets in Old Orchard is 30 mph, although even this speed is way too fast on some short residential streets. Speeding in the neighborhood continues to be a problem even though several new speed bumps have been installed. We urge you all to take care when driving and avoid using excessive speed in the neighborhood.

- Stop signs are there for a reason and they do mean STOP!
- School busses should never be passed when loading and unloading students.
- People in the crosswalks have the right of way.
- Please be considerate of your neighbors and be courteous when driving.

## License Plate Reader Cameras

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!

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or [info@preparedpublications.com](mailto:info@preparedpublications.com).

## Community Volunteers Needed!

The neighborhood has a number of committees, in need of volunteers! Please reach out to RealManage at [OLDORCH@ciramail.com](mailto: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
- Playground Improvement
- Other suggestions that might interest you?

## Planned Capital Improvements 2022

Your HOA Board has planned capital improvements for 2022. Plans are to repair/replace as necessary the wrought iron fencing in the neighborhood and to replace all the common area cedar fencing. New materials are being considered like Trex® instead of cedar and Ultra Aluminum instead of wrought iron. Community meetings will be held to explain the options and benefits to interested members of the community. Sign up for email blasts at [ciranet.com](http://ciranet.com) or [olderchardtexas.com](http://olderchardtexas.com) to stay informed. The board also has plans to upgrade the playground equipment located near the pool and club house.