

The Old Orchard Outlook



FIRST QUARTER 2023

The Official Newsletter Of The Old Orchard Homeowners Association.

New Year, New Board

The current board is excited to announce the election of two new Board of Directors:

Vivek Pradhan and Sulabh Upadhyaya

Please congratulate and welcome these two individuals to the board. The board of directors for 2023 will be as follows

- Rae Spencer, President
- Aaron Bishop, Vice President
- Sulabh Upadhyaya, Secretary
- Vivek Pradhan, Treasurer
- Ed Stecher, Member at Large

Thank you Meeta Thakur and John Joseph for their service on the board.

Spring Landscaping Tips:

With spring around the corner, weed growth in southern lawns is a normal occurrence. Sometime in February or March as the weather begins to warm, the application of a fertilizer with weed control will help to control the weeds and allow the dormant grass a good start for the spring. Another tip would be the installation of fresh mulch for the beds and tree wells of your home. This enhances the beauty of the community. Along with fertilizer and mulch, the best way to enhance the look of the community and your property is to keep your grass cut, preferably weekly, but not more than every 14 days between each cutting.

Oak Tree trimming the best time to trim oak trees in Texas is in the fall and winter. It is critical to avoid trimming during oak wilt season (February-July) if possible. Live oaks typically do a leaf exchange in late winter, so it is better to trim them in late fall or early winter. Dead and broken branches can be removed at any time. Article on proper shaping of Oak Trees –

<https://www.wikihow.com/Trim-Oak-Trees>



Community Website

**WWW.
OldOrchardTexas
.com**

For All of Your Neighborhood Information

Resident Portal

www.ciranet.com/ResidentPortal

Important Contacts

Questions, comments and concerns about our Old Orchard community can be sent to oldorch@ciranet.com. Please register your email address at OldOrchardtexas.com to get important email blasts.

Management Company: RealManage, AAMC

Kendra Cox
Community Assoc. Manager
1-866-473-2573
www.realmanage.com
e-mail: oldorch@ciramail.com

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

Making Any Changes? Don't Forget to Obtain Approval First

Our governing documents require that the Association first approve all proposed exterior architectural changes, including landscaping, before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations (Deed Restrictions or Covenants). One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearance, and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment; it is a requirement – Article II of the Declaration of Covenants. If you have any questions, please contact Real Manage at oldorch@ciranet.com.

What is an architectural review committee? It's the HOA body that enforces the architectural community standards in your neighborhoods and developments, to keep them uniform and visually standardized to a reasonable extent. A resident who wants to make a change or addition to their property will need to secure approval from an HOA architectural review board, and this gives the HOA some control on the end result of that modification.

The Covenants, Conditions & Restrictions (CC&Rs) of a community determines just what is an architectural review committee responsible for, as well as the members that will make up the body.

Through the ARC applications, the HOA architectural committee is responsible for ensuring that any changes to the exterior of the homes conform to the standards set by the CC&Rs. The ARC application process is also the main way for an HOA to ensure that no approved exterior additions and modifications will have a negative impact on the appearance of the community. The duties of an HOA architectural committee include the evaluation and processing of ARC applications from residents or from the HOA board itself.

In this regard, the HOA architectural committee is probably the most important committee that is established in a community association.

Before making all exterior changes to your home or property, complete, submit and wait for approval prior to starting projects or changes.

The application and submission process are located on the Old Orchard website at: <https://oldorchardtexas.com/forms>



Email Blasts for Community Information

Reminder to register your email address with Real Manage to receive email blasts. Access your account at www.ciranet.com/residentportal or via CiraMobile, available in the Apple App Store for IOS and Google Play Store for Android. You can also create a customer service request via email at realservice@ciramail.com or contact Real Manage via phone at 866-473-2573.

Free Yoga Classes at the Club House

For those residents interested, Liliana Celidonio Moyses, a resident and certified Yoga Instructor is offering free Yoga classes at the clubhouse. See the schedule posted on the clubhouse door. The classes are free and a waiver must be signed to attend these classes. The HOA is not sponsoring the classes but is making the clubhouse available. Participants are responsible for cleaning up after the classes.



Proud of OO? Want to make it better? Please VOLUNTEER

If you are proud of OO, or want bigger and better things, please consider volunteering for the benefit of the Old Orchard community. The board of directors asks for your assistance in volunteering for the different committees. Please contact Kendra Cox at oldorch@ciranet.com to express your interest.

Current Committees:

Property and Grounds - Chairpersons Aaron Bishop and Ed Stecher

Community Outreach - Chairperson Vivek Pradhan

Nominations - Chairperson Rae Spencer, Committee members Anand Karnak and Jane McCrae

Contracts and Improvements - Chairperson Aaron Bishop

Gates - Chairpersons Rae Spencer and Ed Stecher

We need volunteers who can be trained to open the gates when the power goes off or a malfunction occurs.

Communications - Chairperson Sulabh Upadhyaya

COMMUNITY SERVICE: TOP 10 REASONS TO VOLUNTEER

#10: It's good for you.

Volunteering provides physical and mental rewards. It reduces stress. Experts report that when you focus on someone other than yourself, it interrupts usual tension-producing patterns. It also makes you healthier; Moods and emotions, like optimism, joy, and control over one's fate, strengthen the immune system.

#9: It saves resources.

Volunteering provides valuable community services so more money can be spent on local improvements. The estimated value of a volunteer's time is \$29.95 per hour.

#8: Volunteers gain professional experience.

You can test out a career.

#7: It brings people together.

As a volunteer you assist in uniting people from diverse backgrounds to work toward a common goal and building camaraderie and teamwork.

#6: It promotes personal growth and self esteem.

Understanding community needs helps foster empathy and self-efficacy.

#5: Volunteering strengthens your community.

As a volunteer you help support families (daycare and eldercare), improve schools (tutoring, literacy), support youth (mentoring and after-school programs) & beautify the community (beach and park cleanups).

#4: You learn a lot.

Volunteers learn things like these:

Self: Volunteers discover hidden talents that may change your view on your self worth.

Government: Through working with local non-profit agencies, volunteers learn about the functions and operation of our government.

Community: Volunteers gain knowledge of local resources available to solve community needs.

#3: You get a chance to give back.

People like to support community resources that they use themselves or that benefit people they care about.

#2: Volunteering encourages civic responsibility.

Community service and volunteerism are an investment in our community and the people who live in it.

#1: You make a difference.

Every person counts!

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Clubhouse

The OO Clubhouse located at 13222 Peach Orchard Lane and is available for rental for homeowners only. For information log on to oldorchardtexas.com for the clubhouse rental form and submit to Real Manage, Kendra Cox, Client Development Manager, oldorch@ciramail.com, 1-866-473-2573.

Social Calendar



Important dates:

Spring Social Event April 1, 2023

Garage Sale - April 22nd or 29th,
depending on weather.

Holiday Event was a big success. Thank you to Leslie Gibson, Donna Jewett, Miriam Harmon, Viece Taylor, and Patty Edmonds for their hard work and talent in putting together the event.

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

Watch out for School Buses!

Did you know that passing a school bus that is loading or unloading children is illegal? The law states that even if you are on the opposite side of the road, driving in the opposite direction, you may not pass the bus unless the road is divided by a median, the bus has begun moving again, they have removed their little Stop Sign or turned off their flashing red lights, or unless the driver has waived you on. Hefty fines of up to \$1,000 for violators!

Here are several safety measures drivers can take to help keep children safer:

- When driving in school zones, be alert and watch out for children.
- Slow down and watch for children gathering near bus stops.
- Look for children who might dart into the street without looking for traffic.
- Know and obey the laws concerning school zones and school buses.