

The Old Orchard Outlook



SECOND QUARTER 2022

The Official Newsletter Of The Old Orchard Homeowners Association.

Community

Clubhouse

The OO Clubhouse located at 13222 Peach Orchard Lane and is available for rental for our residents. For information log on to oldorchardtexas.com for the clubhouse rental form and submit to Real Manage, Kristine Sharara, Client Development Manager, 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.

Yoga

For those residents interested, Liliana Celidonio Moyses, a resident and certified Yoga Instructor is offering free Yoga classes on Wednesday and Friday mornings at 8:00 am at the clubhouse thru the end of July (schedule subject to change). 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 on a trial basis. Participants will be responsible for cleaning up after the sessions.



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
- Playground Improvement
- Architectural Control Committee (serves from November 2022 - October 2023)
- Nominations Committee (serves from October 27, 2022 to Annual Meeting 2023)

Nominations Committee News

The Nominations Committee has been meeting monthly to prepare for the 2022 Annual Meeting that will be held on October 27, 2022, at which time the community will be electing two directors for a three-year term. Nomination forms will be sent out in late September and will be due in early October. The Nominations Committee encourages anyone who would like more information about running for one of these two positions to contact oldorch@ciramail.com.

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.

Management Company: RealManage, AAMC

Kristine Sharara
Portfolio Community Assoc. Manager
1-866-473-2573
www.realmanage.com
e-mail: 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
RealManage 1-866-473-2573
oldorch@ciramail.com

Clubhouse Rental

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

Safety and Security

Speeding

The speed limit on all streets in Old Orchard is 30 mph, 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.

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.

Architectural Control Committee

Please remember that ANY exterior modification to your property (including landscaping and fencing) 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, and then emailed to OLDORCH@ciramail.com. ACC forms can also be obtained at www.oldorchardtexas.com under forms. You can save yourself a lot of headaches and costly problems relating to violations by following this procedure.

The ACC committee consists of 5 members of the community who volunteer their time to make sure the DCC&R's as well as the Design Guidelines are met to preserve the architectural and aesthetic appearance of the community. Please refer to Article II of the DCC&R's. Anyone who is interested in serving on the committee should contact the Old Orchard Board of directors through Real Manage at oldorch@ciramail.com.

Fireworks

ARTICLE VII, SECTION 20. WEAPONS AND FIREWORKS. States in part: The use of fireworks, firearms and other weapons within the Properties is prohibited.

There have been several complaints from residents about the use of fireworks in the community. Most of these complaints are about the late hours and the noise associated with celebrations on Independence Day and New Year's Eve. Please be considerate of you neighbors in this matter and abide by the deed restrictions. Noise associated with celebrations should cease by 11:00 pm.

After an incident on New Year's Day 2022 when the fire department had to be called to put out a fire at the playground, the board has decided that from this point forward NO FIREWORKS will be allowed in any COMMON AREAS, this includes but is not limited to: playground, lakes, clubhouse parking, streets, etc.. In years past the debris from fireworks in the common area has not been cleaned up incurring additional costs to the community. Please be considerate of your neighbors, their pets, property and community property!



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 Declaration of Covenants, Conditions and Restrictions for Old Orchard (DCC&R) found both *oldorchardtexas.com* and *Ciranet.com*. Here are a few deed restrictions we are highlighting this month. 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):

• **ARTICLE VII, SECTION 9. Landscaping and Tree Planting** - The Owner of each Lot shall landscape the areas of his Lot which are visible from the Street or adjacent property. Grass and weeds shall be kept mowed to prevent unsightly appearance, and all curbs, roadways, drives and walkways shall be kept edged. All Corner Lots shall have a minimum of two (2) live trees at least two and one-half inches (2.5") in diameter planted and maintained in the front yard; and other Lots shall have a minimum of one (1) live tree at least two and one-half inches (2.5") in diameter planted and maintained in the front yard. All such trees that die shall promptly be removed and replaced by the Owner of the Lot in question. If dead trees are not removed by the Owner upon request, then the Association may remove or cause to be removed such trees at the Owner's expense and shall not be liable for damage caused by such removal. In order to maintain the theme and character of the Property, the Owner of each Lot agrees and shall be bound as a covenant running with title thereto to maintain and, from time to time if same dies promptly replace, any trees planted by Declarant on such Lot, or in the rights-of way between said Lot and the curb of the adjoining Street. The Association may plant, install and maintain shrubbery and other screening devices around boxes, transformers and other above-ground utility equipment. The Association shall have the right to enter upon the Lots to plant, install, maintain and replace such shrubbery or other screening devices.

• **ARTICLE VII, SECTION 26. Owner's Maintenance** - Each Owner and Occupant of a Lot shall at all times be obligated to maintain his property and all improvements thereupon as well as the area between the boundary lines of his Lot and the curb or edge of the pavement of the adjacent Streets, so as to keep same in a clean, sightly and safe condition and to conform with any specific standards which the Board of Directors may adopt by resolution for the Properties. Unless expressly assumed by the Association, an Owner's maintenance obligation shall include, but not be limited to: the maintenance of all visible exterior surfaces of all buildings and other improvements; the prompt removal of all paper, debris, and refuse; the removal and replacement of dead and diseased trees and plantings; the removal of all snow and ice from paved areas; the repair, replacement, cleaning and relamping of all signs and lighting fixtures; the mowing, watering, fertilizing, weeding, replanting and replacing of all landscaping; and, during construction, the cleaning of dirt, construction debris and other construction-related refuse from Streets and storm drains and inlets. The responsibilities of the Owner or each Lot hereunder also include the obligation to maintain, repair and replace when necessary the public sidewalk along the front of the Lot and along the side on Comer Lots, which is constructed either within the right-of-way of the adjacent Street or within an easement across the Lot. In the event an Owner fails to maintain his Lot and such adjacent property as specified above, the Association shall have the right, but not the obligation, to enter upon the applicable Lot to perform the necessary work as more specifically set forth in Article IX hereof.

• **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

• **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!

• **House Paint** - How often should you paint your house? On average, a high quality, 100-percent acrylic exterior house paint should last anywhere from five to 15 years on fiber cement that's properly primed at the factory, as long as the paint was applied correctly and there hasn't been any unusual damage to the home. Most of the homes in Old Orchard are between 10 and 15 years old. It is time to think about painting the exterior!

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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.olderchardtexas.com. **REMINDER: You must submit a variance request for every day you need to park on the street.**

Landscape Tips for a Better Summer

Benefits of Mulch:

Mulch is great, especially during a dry and hot summer season. Mulch is used to top off the soil in your garden or landscape. Using mulch will allow better water retention.

Watering:

Get to know your lawn and how often your grass needs to be watered. Start out by watering a short amount of time and only adding time if large areas of damaged or dried-out grass appears.

Old Orchard Website

Check it out at www.olderchardtexas.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. 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.

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Planned Capital Improvements 2022

Repair and replacement of damaged fencing is underway. The common area cedar fencing will be replaced with Trex Seclusions® composite fencing material. This material never needs painting or staining, resist insect damage, will not rot, warp, or splinter, and withstands 110 mph winds. The material has a 25-year limited residential warranty.

Refurbishment of the pool fencing, front entrance fencing and emergency entrance fencing is already underway. Other wrought iron fencing along FM 1464, the cul-de-sacs at Orchard Green Dr. and Barn Course Dr. is to be replaced with Ultra Aluminum fencing that has a limited lifetime warranty. The delivery on the Ultra Aluminum fencing is more than 12 weeks.

Houston Fence Company, Inc. was awarded the bid to do all the fencing work in the community. Houston Fence has been serving the greater Houston area since 1952 and is a proven leader in the fencing industry. Houston Fence was awarded this bid after the Board of Directors received and evaluated bids from 6 fence contractors. Please be patient while these repairs are underway. A representative from Houston Fence may be contacting you directly or leaving information on your door if your backyard is affected by the fence replacement.