

The Old Orchard Outlook

SECOND QUARTER 2024



The Official Newsletter Of The Old Orchard Homeowners Association.

Important Announcement: New Management Company for Old Orchard

Dear Old Orchard Community Members,

We hope this message finds you well. We are writing to inform you of an important change in our community. Our Homeowners Association (HOA) has decided to partner with a new management company, Crest Management Company, effective from April 1, 2024.

The decision to change management companies was not taken lightly. After careful consideration and thorough evaluation of several potential companies, we believe that this new partnership will provide superior service and value to our community.

The new management company has a strong reputation for excellence and a proven track record of successfully managing communities like ours. They bring a wealth of experience and innovative solutions to address the unique needs of our community.

You should have received a letter about the transition. The letter gives more detailed information about this transition, including contact information about the new management company and any changes to the payment process. It also contains a temporary password to register for the Crest website. www.crest-management.com Note that Exterior Modification Requests will be submitted electronically through the portal. Other forms will be available soon for electronic filing.

We understand that change can be challenging, but we are confident that this decision will enhance the quality of life in our community. We appreciate your understanding and patience during this transition period.

If you have any questions or concerns, please contact our community manager Amber J

Thank you for your continued support and commitment to making Old Orchard a great place to live.

Crest Management Company
17171 Park Row, Suite 310, Houston, Texas 77084
www.crest-management.com
281-579-0761 (Monday through Friday from 9:00 a.m. to 5:00 p.m.)

Community Contacts

- Community Manager-- Amber J, amberj@Crest-Management.com 281-945-4606
 - o Liaison to the board of directors, coordinating meetings and overseeing contracts.
- Assistant Community Manager-- Rachael Es, rachaeles@Crest-Management.com 281-945-4638
 - o Deed restrictions matters and architectural applications.
- Community Accountant – Laura, laura@Crest-management.com 281-945-4639

Best Regards,
Old Orchard Board Members

Community Website

WWW.
OldOrchardTexas
.com

For All of Your Neighborhood Information

Resident Portal
www.crest-management.com

Important Contacts

Questions, comments and concerns about our Old Orchard community can be sent to amberj@Crest-Management.com. Please register your email address at OldOrchardTexas.com to get important email blasts.

Management Company: Crest Management Company

Amber J
Community Manager
281-945-4606
www.crest-management.com
e-mail: amberj@Crest-Management.com

Exterior Modification Request

Crest Management 281-579-0761
rachaeles@Crest-Management.com

Clubhouse Rental

Crest Management 281-579-0761
rachaeles@Crest-Management.com

STAYING CONNECTED WITH THE ASSOCIATION JUST GOT EASIER

Introducing Email Opt-In allowing you to receive official communication via email.

Electronic HOA Statement straight to your Inbox

Receive EMR and violation letters quicker

Save the association printing and postage costs

It's quick and easy to get started!

1. Login at www.crest-management.com and click the User Icon by your name.
2. Select User Settings
3. Check the box by Email Opt-In
4. Click Update Email Choices

If at any time you decide it's not for you, simply uncheck the box and update email choices.

***State law requires certain notices be sent via certified mail. You will receive a copy of any certified notices by email and the original will be delivered by USPS. ***



Crest Management Company
Your Community Partner

17171 Park Row, Suite 310 Houston, TX 77084

281-579-0761

www.crest-management.com

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 rachaeles@Crest-Management.com to express your interest.

Fences Require Approval

Fences will be the emphasis for inspections. Original homeowner fences are beginning to show their age. Wood fences typically last 12-15 years, so it may be time to replace your fence. A few things you should know about replacing your fence.

- Wood fences must be constructed of cedar pickets. Rot boards are not allowed per guidelines, but if they are used the total height of the fence must not exceed six feet, (eight feet for creek lots). If the fence is installed incorrectly, pickets must be cut down to meet the 6 foot requirement. Staining of the fence must be approved by the ACC committee with a sample of the color submitted with the application. Paint is not to be used on the fence.
- Wrought iron fences with rusted posts or pickets should be replaced. If the fence is in good repair, painting may be required to restore to the original finish and to protect the fence from rust.

See the fencing guidelines for more information.

Shared fences are the responsibility of both neighbors sharing the fence. Please cooperate with your neighbor and share the cost of replacement.

Warning: If you replace your fence without an approved Exterior Modification application and it does not meet the fencing guidelines, fines will be imposed, and you will need to modify the fence to meet the guidelines. See link to fine policy in this newsletter.

Pool News

Opening day is Friday, May 24.

Open daily May 24, to August 4, from 11 am to 8 pm. Closed on Mondays for cleaning unless Monday is a holiday, then it is closed on Tuesday.

ABP is hiring for lifeguarding positions AT and AROUND our community! Is your teen or young adult interested in making money, learning new skills and filling their time? Apply online www.a-beautifulpools.com or call 281.376.6510 for more information!



Landscaping

Spring is here. It is time to start mowing more frequently and replace those shrubs that didn't make it through the winter. Letting weeds grow not only looks unsightly, but also causes them to spread to your neighbor's yard. Please be considerate and keep your yards manicured, both front and back yards.

Backyards on lake lots are held to the same standards as front yards. There should be shrubs planted in the ground, not in pots along the fence line. Any modifications to the patio, or addition of play equipment requires an Exterior Modification Request. Permanent, not seasonal yard ornaments require approval.



Be Neighborly

Please be considerate of your neighbors. Dog owners pick up after your pets. Do not toss trash out of your cars on Old Orchard streets. Please reduce your speed in the neighborhood and refrain from revving your engines and playing loud music on residential streets. Stop signs should be heeded.

In general, be considerate of your neighbors and abide by the "quiet hours" between 10 pm and 7 am. We have had complaints about people at the playground and club parking lot making a lot of noise in the middle of the night. Entering the pool area is trespassing!

Annual Meeting October 17 and HOA Board Elections

The October annual meeting will be here before you know it. Please consider running for the Old Orchard Board of Directors. Rae Spencer and Ed Stecher's terms are ending this October. In the last two years we have only had applicants equal to the vacant positions. The Board of Directors are important to the operations of the Community Association. Please think about submitting a nomination form for the election. Forms will be sent out in September. It would be great if we could see more people interested in serving their community either as a board member or on a committee.

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

Deed Restrictions

With the new management company in place, be aware that the neighborhood inspections will be checking to adherence deed restrictions with more scrutiny. You may review the deed restriction at www.oldorchardtexas.com. Here are a few things that will trigger a fine.

- Please put your trash cans out of site from the street after pickup on Wednesday evening and do not bring them out before 5 pm on Tuesday.
- Failure maintain your yards and landscaping
- Failure to submit ACC applications. Online submittal is available at www.crestmanagment.com. ALL outside modifications. A few examples are: fences, driveway expansions, basketball goals or other sports equipment, solar screens, solar panels, storage buildings, changes in paint color, roof, and building additions, etc.

Please review the updated fine policy.

Link to Enforcement and Fine Policy - <https://oldorchardtexas.com/policies-and-rules>