

The Old Orchard Outlook



THIRD QUARTER 2022

The Official Newsletter Of The Old Orchard Homeowners Association.

Important!!! All Residents must register their gate remotes and gate codes.

1. **All Residents** must register their call box codes and the 5 digit remote number located on the white sticker on the back of your remote, at oldorchardtexas.com **under forms** by October 1, 2022. Remotes not registered will quit working after **October 1, 2022**. It is very important if you were given a remote from a previous owner, it will be deactivated if not registered to the new owner. The old owner will be purged from the database.

2. **If your remote no longer has the white sticker on the back, open the remote and the code will be on the inside on a white sticker.**

3. At the entry gate keypad enter # followed by your 4 digit code. Original gate codes were 5 digits, just drop the last digit of your code. EXAMPLE #5276 for old gate code 52761.

4. If you are using the following gate codes, these codes have been deleted and **you must submit a new code request via the PDF gate remote form on oldorchardtexas.com.**

- 12345
 - 23456
 - 77407
 - 00000, 11111, 22222, 33333, 44444, 55555, 66666, 77777, 88888, or 99999.
- These codes were removed to prevent unauthorized entry by guessing the code.

5. To be included in the directory to allow visitors to enter the gate after telephoning you from the callbox, please fill out the online form at oldorchardtexas.com.

6. If included in the directory you can open the gate for visitors, press 9 for one second on your phone after they have called you from the callbox. Your phone number is NOT displayed by the call box. A visitor can access the directory by pressing either A or Z and scrolling through the names until they find your name and then press the call button.

Why was the call box replaced? Support for the old call box was discontinued in 2018. Parts were no longer available. The gate programmer could no longer communicate with the box for updates. New remote codes had to be manually entered at the box by the gate contractor. The control board was randomly "dropping remotes".

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

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
Portfolio Community Assoc. Manager, TBD

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

Annual Meeting: October 27, 2022

Two board positions will be elected at the Annual Meeting, each serving a three-year term. Each property in Old Orchard will receive one ballot to cast either by absentee ballot, or electronically via Vote-Now.com. Please vote electronically if possible. This method counts the votes automatically and does not require manually handling of the ballots.

Voting options are:

- a. Directed Ballot: vote for up to 2 candidates
- b. Proxy Vote: assign your proxy to another person to vote for the candidates of their choosing.
 - i. Note: In the event a quorum of the Members is not met, an Absentee Ballot Election will be convened, no vote will be cast on your behalf if you have given your proxy to another person.
- c. Proxy for Quorum Purpose: you choose not to vote for any candidate but want to be counted for quorum purposes.

Rules for Voting:

1. Voter credentials (with a unique voting code) will be mailed via USPS to the property owner.
2. Each property is entitled to one ballot, either electronic or paper ballot. The system only allows those paper ballots mailed to the homeowner to be counted. Paper ballots cannot be duplicated.
3. If you choose to submit a paper ballot, it must be mailed into Vote-Now, (address provided on the ballot) to arrive by October 25, 2022. Only the original ballot is valid.
4. Electronic Voting will begin on October 13, 2022 and will require a unique ID code on the ballot that will be mailed by USPS to each homeowner to ensure voting integrity.
5. Electronic voting can be accomplished either by the web, app, or phone.
6. Homeowner's that vote electronically will get confirmation of their vote after submitting the ballot online.
7. If a homeowner wants to change their vote, they must come to the Annual Meeting and submit a new ballot and proof of identity. Their previous vote will be negated in the system.
8. If a homeowner fails to vote in the time period allowed for voting, they may vote at the Annual Meeting with proof of identity.
9. Nominations will also be taken from the floor at the Annual Meeting as provided for in the By-Laws.
10. Candidates will not be collecting ballots.
11. The winning candidates will be announced at the Annual Meeting on October 27.

Nomination forms for the two director positions (each position serves a 3-year term) will be mailed out in September 12 and are due September 24. "Meet the Candidates" will be held at the clubhouse on October 15 and October 19 at 6:30pm.

Your Board of Directors and the Nominations committee encourages those who want to serve and have voice the management of their community, to consider running.

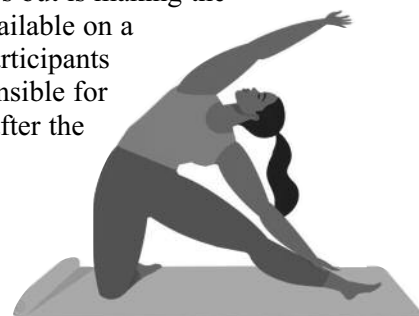
Community Volunteers Needed!

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)

Yoga

For those residents interested, Liliana Celidonio Moyses, a resident and certified Yoga Instructor is offering free Yoga classes on Thursday mornings at 8:30 am at the clubhouse (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.



Emphasis for Fall Monthly Deed Restriction Inspections

The monthly inspections starting in September will cover the following areas:

1. Dead shrubs. Fall is a great time to replace those dead shrubs in your yard. Deed restriction violations will be issued for dead shrubs in yards.
2. Uneven sidewalks. Check your sidewalks for uneven concrete. It is the resident's responsibility to maintain the sidewalks in front of their property. Deed Restriction Violations will also be issued for uneven sidewalks.
3. House Paint and mildew removal. Has it been a while since your house was painted? Painting the exterior of your residence will protect your investment and will add to the appeal of your property and the entire community. In some cases, just removing the mildew will give your residence a more appealing look.

Mud 25 is responsible for maintaining uneven sidewalks where the manholes are located. They have been working in the community to repair sidewalks with manholes, but if you observe one that needs to be addressed, please report to oldorch@ciramail.com.

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.

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.

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HOUSTON, TX
PERMIT #8327

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, Kristine Sharara, Client Development Manager, oldorch@ciramail.com, 1-866-473-2573.

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.

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

Trex Seclusions® Fencing Instructions

The common area cedar fencing was replaced with Trex Seclusions® this material will not warp, or splinter, withstands 110 mph winds. and has a 25-year limited residential warranty. **DO NOT power wash the fence. This will void the warranty**

- 1. DO NOT hang ANYTHING from the fence.**
- 2. DO NOT let soil or ant beds build up along the bottom of the fence. The bottom rail has drain holes that cannot be obstructed. This also goes for bricks and plant material.**
- 3. The new fencing is located on Common Area property and both sides will be inspected periodically.**

Additional details were included in a mailing to all residents previously.