

The Old Orchard Outlook



THIRD QUARTER 2023

The Official Newsletter Of The Old Orchard Homeowners Association.

NOTICE OF 2023 ANNUAL MEETING

Dear Old Orchard Homeowner,

Notice is hereby given for the Old Orchard Community Association, Inc. 2023 Annual Meeting, to be held on October 19, 2023, at the Old Orchard Clubhouse located at 13222 Peach Orchard Ln, Richmond, TX 77407. The purpose of the meeting is to discuss Association business, as well as conduct an election of the Board of Directors.

There is one (1) position up for the Board of Directors this year, and your community needs your participation in the election! The Board of Directors consists of five (5) Directors, serving a three (3) year term. In order to conduct official business, a quorum requirement of ten per cent (10%) of all lots (62 out of 617) must be present either in person, or proxy-ballot. If you are interested, the nomination form is due by September 18, 2023. You can request a form RealManage at OLDORCH@ciramail.com or mail to RealManage at 16000 Barkers Pt., Suite 250, Houston TX 77079. The form can be submitted to the email or mail address above. The nomination form is also available at www.oldorchardtexas.com and has been emailed out to those who have an email address on file with RealManage.

Voting will be held electronically this year by VoteHOANow. Voting Credentials will be emailed to you at the email address on file with Real Manage. (1 vote per property). If you do not have an email on file, you may contact Real Manage for your code. Real Manage may ask a series of questions to verify you are a homeowner.

We look forward to seeing you.

Your involvement is crucial in maintaining the vitality of our neighborhood. We encourage you to participate in the October Election and play a role in shaping the future of our community.

Details

- **When:** October 19, 2023 @ 6:30 pm
- **Where:** Old Orchard Clubhouse located at 13222 Peach Orchard Ln Richmond, TX 77407
- **Zoom Meeting** information will be sent separately

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

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.

Old Orchard HOA Assessment Fees

We want to inform you that after careful consideration and analysis, the Board of Directors has decided to implement a moderate increase in the HOA assessment fees. This adjustment is necessary to ensure the continued maintenance and enhancement of our community's common areas, facilities, and services. The new assessment fees will be effective starting January 1, 2024, and detailed information regarding the updated fees is explained below. We appreciate your understanding and ongoing support in maintaining the beauty and value of our community.

WHY ARE WE INCREASING 2024 ASSESSMENT BY \$150 TO \$1385

- Previous increase was over 5 years ago, in 2017, when we changed our assessment to \$1235
- Our subdivision is aging, and the upkeep & maintenance needs are rising.
- Costs of repairs, maintenance, and basic services (landscaping, community lighting and importantly, waste disposal) have risen steadily in the last five years
- Context favors the \$150 or approx. 12.1% increase after over 5-years of no increase
- The general inflation in the US since 2018 has averaged about 3.2% per year, and the cumulative inflation over the 2018-2023 period is north of 20%, meaning your dollar in 2018 is now worth 82 cents in terms of its buying power
- The property values in our zip code (77407 and larger Richmond metro) have gone up at 4.8% per year, and the cumulative increase in property values over the 2018-2023 period is north of 30%, i.e., your house is worth 30% more today than it was 5 years ago (still beating the general inflation)
- The six near-by subdivisions we have researched show an average 2-year assessment increase of 10%, with a range of 5% on the low end and 23% on the high end

General Information

• Updated Pet Policy

- o We value the presence of all pets in our community and recognize their significance in many of our residents' lives. With that in mind, we have revised our pet policy to ensure harmony among all residents and the environment. Please see new policy on OldOrchardTexas.com



• Reporting Water Leaks

- o Water leaks can lead to significant damage if not addressed promptly. We urge all residents to promptly report any water leaks or sprinkler issues to our management team. If you notice any signs of leaks, such as dripping, unusual water pooling or excessive sprinkler run times, please contact our management team immediately by emailing OLDORCH@ciemail.com or calling **1-866-473-2573**



Improvements to the Park

We are excited to announce the transformation of our community park, brought to you by HOA! In our continuous efforts to enhance the living experience for our residents, we revitalized the park area to create a more inviting and modern space for everyone to enjoy. As part of this renovation, we removed the old playground structures and amenities that have served us well but were ready for an upgrade. We're thrilled to inform you that brand-new, updated hardware has been installed to better cater to your recreational needs. Please come out and enjoy the refreshed playground that will serve as a hub of outdoor leisure and social activities for all ages. Your comfort and satisfaction remain our top priorities as we work to make our community an even better place to call home.



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.

School Zone Driving Safety Tips

- Be on the lookout for school zone signals and ALWAYS obey the speed limits.
- When entering a school zone, be sure to slow down and obey all traffic laws.
- Always stop for school busses that are loading or unloading children.
- Watch out for school crossing guards and obey their signals.
- Be aware of and watch out for children near schools, bus stops, sidewalks, in the streets, in school parking lots, etc.
- Never pass other vehicles while driving in a school zone.
- Never change lanes while driving in a school zone.
- Never make U-Turns while driving in a school zone.
- Never text while driving in a school zone.
- Avoid using a cell phone, unless it is completely hands-free, while driving in a school zone.
- Unless licensed to do so, never use handicap or emergency vehicle lanes or spaces to drop off or pick up children.



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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.

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



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

Remember To Dial 8-1-1

Building a deck? Planting a tree? 811 is the number you should call before you begin any digging project. A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time.

So, before you dig, call 811. More details online at: www.call811.com.

