

# The Old Orchard Outlook



MAY 2013

The Official Newsletter Of The Old Orchard Homeowners Association.

## Update from the Board

### **New Management Company for Old Orchard**

The Board of Directors would like to announce that Old Orchard has a new management company effective May 1, 2013. The new management company is MASC Austin Properties, Inc. Our new community manager is Mr. Bill Gard. The office number is 713-776-1771 and their website is [www.mascapi.com](http://www.mascapi.com). Please see a welcome letter from MASC Austin Properties' President below.

### **Violations**

The Board has agreed to begin assessing fines, as provided in the by-laws, for repeated covenant violations. Special attention shall be given to properties in need of lawn and landscape compliance, and the public display of trash/recycle bins on non-collection days.

Re: Old Orchard Community Improvement Association, Inc.

To: Homeowners:

Your Board of Directors and **MASC Austin Properties, Inc.** are pleased to announce that effective May 1, 2013; MASC Austin Properties, Inc. became your managing agent. Mrs. Veronica Navarrete, Ms. Tommie Bowen and Miss Brooke Salter are our receptionists and direct your calls to the appropriate person if they cannot immediately assist you with your inquiry. Mrs. Micki Sears and Mrs. Joanna Figueroa are our property coordinators, and handle work orders

and everyday situations. Mr. Bill Gard is your property supervisor and is responsible for the overall management of your community.

MASC Austin Properties, Inc. offices are located at 13726 Florence Road, Sugar Land, Texas 77498. Our regular office hours are 9:00 A.M. - 5:00 P.M., Monday through Friday. You may contact us by calling **713-776-1771** or by fax **713-776-1777**. You can review our website at [www.mascapi.com](http://www.mascapi.com). After hours and weekends your calls will be forwarded to our answering service, which has instructions to contact us in the event of an emergency.

All Old Orchard Residents are urged to complete the "Resident Information" Survey Form located on the community website ([www.OldOrchardTexas.com](http://www.OldOrchardTexas.com)). The information you provide allows us to set up your homeowner file accurately.

All of us at MASC Austin Properties, Inc. look forward to working with you and your Association. Our objective is to provide you with prompt, personal and professional service.

Should you have questions, or if we may be of any assistance, please do not hesitate to contact us at the appropriate numbers listed above.

Respectfully,  
Shirley Austin, President  
MASC Austin Properties, Inc.

### **Fire Insurance Rating**

Based on a meeting with the commissioner and speaking to the fire marshal, we got verbal confirmation that our ISO rating is going from 10 down to 2. See [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) for more details.

### **Important Contacts**

Have a question? Please refer to our website at: [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) (OOT) for answers to your questions and important community updates.

#### Management Company MASC Austin Properties

Bill Gard (Community Manager)

Email: [BGard@mascapi.com](mailto:BGard@mascapi.com)

Tel: 713.776-1771

Website: [www.mascapi.com](http://www.mascapi.com)

#### Board of Directors

Frank Kalkattawi

Greg Martin

Julio Acosta

Email: [oldorchardboard@yahoogroups.com](mailto:oldorchardboard@yahoogroups.com)

#### Architectural Review Committee

Julio Acosta

Email: [oo\\_arc\\_chair@yahoo.com](mailto:oo_arc_chair@yahoo.com)

#### Common Area Landscaping Committee

Faizan Atiq

Email: [faizx79@yahoo.com](mailto:faizx79@yahoo.com)

#### Social Committee

Alisha Harrell

Email: [OldOrchardSocialCommittee@yahoo.com](mailto:OldOrchardSocialCommittee@yahoo.com)

#### Compliance Committee

Position open – contact the board

#### Newsletter

Contact the Board

# REVISED SOCIAL CALENDAR



**SUMMER FUN DAY** - Saturday, June 15th - 5:30 pm to 7:30 pm

- Come meet your neighbors and join in a fun meal.
- We are asking every family to bring one entree or dessert to share with everyone.

- Luau theme - so wear your Hawaiian print shirt, if you have one.
- The Old Orchard pool will be open at the same time, but there will NOT be access to the pool from the clubhouse side doors.

**TRICK OR TREAT CELEBRATION** - Saturday, October 26th - 5:30 pm to 7:30 pm

- Wear your favorite Halloween costume
- Share in games, musical chairs and of course, Trick or Treat bags (one per child).

**COOKIES WITH SANTA** - Saturday, December 7th - 5:30 pm to 7:30 pm

- Come say "Hi" to Santa and bring your wish lists
- Refreshments, music and candy canes
- We will also have a toy/game donation/charity box on site
- Don't forget your camera!

## **HOLIDAY HOME DECOR CONTEST**

- Monday, December 16th and Tuesday, December 17th
- Holiday lights must be on between the hours of 7pm to 9pm both nights for our judges to make their considerations.
- Three winners will be announced December 18th at 7:30 PM

All events are FREE and are held at the Old Orchard Clubhouse. Children under 12 must be accompanied by an adult. If you are planning on attending an event, please email [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com) with the number of attendees so we can plan accordingly. Thank you.

We are also working on a garage sale event, but do not have an exact date yet. For more information and updates, please check [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com).

## **SPECIAL REMINDER:**

**NATIONAL NIGHT OUT** - Tuesday, October 1st

- This day is a national tradition started in 1984. It's the perfect time for you and your neighbors to plan a small get together, like a mini cook off or carnival, outdoors for your entire block. You meet your neighbors and they meet you. It's a win win!!!



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# IMPORTANT NOTICE ABOUT "STREET" PARKING

## "Guest Parking Form"

Residents who will have guests whose cars fill their driveway and exceed filling directly in front of their home, and/or will extend across the street or in front of other resident's front curb; then the resident is required to fill the Guest Parking Form that is on our website [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com). Any questions/comments: contact the Board.



## TOWING COMPANY CONTACT INFO

If you have any questions related to towing enforcement in Old Orchard you may contact the towing company directly. J&H Towing. Call Jim at 281-232-7007.

**Community Website**  
**www.OldOrchardTexas.com**  
 For All of Your Neighborhood Information

**RESIDENT OF OLD ORCHARD SINCE 2007**

Contact me if you are thinking of Selling or Buying

**DENNIS GRIGASSY**  
**832.338.5339**  
 dgrigassy@gmail.com  
 www.DennisGrigassy.com

**KELLER WILLIAMS**  
 REALTY SOUTHWEST  
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## From Rodney Warner Texas Environments

Most of the oak trees planted in the front yards of everyone in Old Orchard are in need of pruning and cleaning. Most need to be raised, some need food, and most do not need to be staked anymore. As for lawns, now is a good time to feed the lawn, and lawns need to be checked for insects on a regular basis.

If a fertilizer or weed control fertilizer is applied, the most important next step is proper watering in of the product usually with instructions on the bag.



# GRAND PARKWAY

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 Fellow in Special Care Dentistry

p. 832-222-TOTS (8687) f. 832-201-7929  
[www.grandparkwaypediatricdental.com](http://www.grandparkwaypediatricdental.com)  
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 Richmond, TX 77406

# Children's Haven

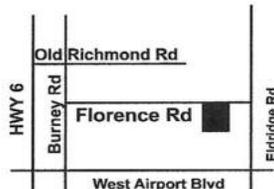
DAYCARE

## LEARNING CENTER

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**KidsRKidsSugarLand.com**

**(281) 575-0011**

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*Old Orchard Homeowners Association assumes no responsibility for the choice of advertisements within this publication.*

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### MISSING STREET SIGNS

Street signs were replaced recently at several intersections in the community where they had been missing. (To the residents who have waited so patiently for the replacements, we apologize for the unduly long delay.) Please report any street-sign problems so we can have them addressed.

### OBSERVATIONS ...

Your home may seem new but there are some simple mistakes you should avoid. Outside your home, a look around the foundation. You should be able to see at least five inches of your slab. If soil and plantings are up to the siding or the weep holes (slits at the bottom roll of bricks) then bugs such as termites can slip in, or you can trap moisture inside walls which can lead to mold or wood rot. Prevention is always a good option. Thank You. Phillip Lindhurst, Lindhurst's Contruction.

## 2013 Pool Schedule

**Opening Day: Saturday, May 25**  
**Closing Day: Sunday, September 29**

**Closed on Mondays for super-chlorination**  
**Open May 25, 26, 27**

Saturday 10 AM – 8 PM

Sunday 10 AM – 8 PM

Monday (Memorial Day) 10 AM – 8 PM

**Start full time on June 7th thru August 25th & 31st**

Tuesday thru Thursday 12 NOON – 8 PM

Friday, Sunday, Saturday 10 AM – 8 PM

**Open September Weekends Only & Labor Day**

Saturday 10 AM – 8 PM

Sunday 10 AM – 8 PM

Monday (Labor Day) 10 AM – 8 PM

For a printable calendar of pool open days go to:  
[www.oldorchardtexas.com/POOL/PoolOpenDays.Calendar-2013.pdf](http://www.oldorchardtexas.com/POOL/PoolOpenDays.Calendar-2013.pdf)