

# The Old Orchard Outlook



MAY 2015

The Official Newsletter Of The Old Orchard Homeowners Association.

## UPDATE from the Board:

### Changes to Trash / Recycling

There are minor changes to our trash / recycling pickup procedure/guidelines.

- Both are still picked up every Wednesday.
- Heavy Trash pickup is only on the 1st and 3rd Wednesday of every month.
- All trash and recycling items must be in the provided receptacles to avoid issues with pick up. Larger items (heavy trash) outside of the receptacle will only be picked up as above.
- Additional information regarding these changes can be found at:  
[www.oldorchardtexas.com/community-information.html](http://www.oldorchardtexas.com/community-information.html).

### Pool Schedule and Pool Card Registration

We are excited to announce that your community swimming pool is now open as we kick off the summer season. During the month of May, the community pool will open every Saturday and Sunday only from 11 am to 9 pm. Pool card registration will be held at MASC Austin Properties offices on the dates listed on page 3. If you are unable to make these dates, please contact the office of MASC Austin Properties, Inc. at 713-776-1771 to coordinate new cards or reactivating ones that no longer work. Additional information regarding the remainder of the pool season and card registration can be found at [www.oldorchardtexas.com/pool.html](http://www.oldorchardtexas.com/pool.html) and on page 3.

### ACC Approval Reminder

The Board would like to remind residents that any and all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the regulations/guidelines set in the *Old Orchard Architectural Guidelines and the Declaration of Covenants*. The documents to review and the form to submit to the Architectural Control Committee can be found at:  
[www.oldorchardtexas.com/documents.html](http://www.oldorchardtexas.com/documents.html). If there are any questions, please contact MASC Austin Properties, Inc. at 713-776-1771.

### Landscaping Tips:

**Fertilizing** - If you haven't fertilized your yard you still can at anytime. A balanced 13-13-13 or equivalent is good for all southern lawns. Be sure to always water after an application of fertilizer to prevent damage to the lawn.

**Sprinkler systems** - Have your system checked by a professional to ensure it is functioning properly. Most spray zones are set for 8 to 13 minutes, depending on sun exposure. Rotor zones are normally set for 20 to 30 minutes depending on coverage. Try watering just 2 times per week and adjust accordingly if more water is needed. Watering in the early morning is the best time.

**Tree trimming** - Have your trees trimmed by a professional. To keep a unified look in the community they need to be raised from the bottom of the canopy to allow sun to filter during the rotation of the sun.

**Mulching** - Installing mulch around trees and in the plant beds always enhances the look of a community.

**Lawn insects** - The summer months normally bring in lawn damaging insects such as Chinch bugs. This is a small insect that destroys the root system of St. Augustine grass causing your lawn to turn brown. There is plenty of information on-line to help you identify this pest, or call a professional to evaluate your lawn.

Thanks,  
Old Orchard Board of Directors

## Community Website

WWW.  
**OldOrchardTexas**  
.com

For All of Your Neighborhood Information

## 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, Inc.**

Jonathan Rivera (Community Manager)  
Tel: 713-776-1771  
Website: [www.mascape.com](http://www.mascape.com)

### **Board of Directors**

Julio Acosta  
Sulabh Upadhyaya  
Rodney Warner  
Zeeshan Khurshid  
Greg Armstrong  
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**

Carole Roberts  
Email: [caroleroberts53@gmail.com](mailto:caroleroberts53@gmail.com)

### **Clubhouse Committee**

Zeeshan Khurshid  
Email: [zee.khurshid@gmail.com](mailto:zee.khurshid@gmail.com)

### **Social Committee**

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

### **Newsletter**

Contact the Board

# OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
<b>2015 Assessments -</b> 617 homes at \$ 1,028 each	<b>\$634,276.00</b>			
<b>Additional Income</b>	<b>\$12,860.00</b>			
<b>INCOME</b>	<b>\$647,136.00</b>			
	<b>BUDGET</b>	<b>% of</b>	<b>Spent YTD -</b>	<b>Remaining</b>
<b>EXPENSE</b>	<b>AMOUNT</b>	<b>Budget</b>	<b>March</b>	<b>funds</b>
<b>Administrative</b>	\$81,457.96	12.59%	\$15,017.99	\$66,439.97
<b>Contracted Services</b>	\$268,308.04	41.46%	\$57,729.54	\$210,578.50
<b>Maintenance Services</b>	\$43,520.00	6.73%	\$11,135.85	\$32,384.15
<b>Utilities</b>	\$147,000.00	22.72%	\$28,241.95	\$118,758.05
<b>Total Required Expenses</b>	<b>\$540,286.00</b>	<b>83.49%</b>	<b>\$112,125.33</b>	<b>\$428,160.67</b>
<b>Long Term Maintenance Reserves</b>				
LAKE BULKHEAD (LAKE 2)	\$25,000.00	3.86%	\$25,000.00	\$0.00
SIDEWALKS - LAKE 2	\$5,000.00	0.77%	\$5,000.00	\$0.00
ROAD REPAIRS	\$2,850.00	0.44%	\$2,850.00	\$0.00
ROOFING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
PAINTING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
REPAIR & PAINT IRON FENCE	\$2,000.00	0.31%	\$2,000.00	\$0.00
POOL REPLASTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
<b>Total Long Term Maintenance</b>	<b>\$40,850.00</b>	<b>6.31%</b>	<b>\$40,850.00</b>	<b>\$0.00</b>
<b>Cash Reserve Funding</b>				
- Emergency Fund	\$48,000.00	7.42%	\$48,000.00	\$0.00
<b>Planned Improvements / Repairs</b>				
PLAYGROUND SAFETY MULCH	\$8,000.00	1.24%	\$10,849.00	(\$2,849.00)
FOUNTAIN REPLACEMENT	\$10,000.00	1.55%	\$0.00	\$10,000.00
<b>Total Improvements</b>	<b>\$18,000.00</b>	<b>2.78%</b>	<b>\$10,849.00</b>	<b>\$7,151.00</b>
<b>Total 2015 Budget - Expenses</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$211,824.33</b>	<b>\$435,311.67</b>

**FACT:**  
85% of core brain structure is developed by age four.



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## HOW WE CAN CREATE A STRONG COMMUNITY

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility

for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property

# 2015 POOL SCHEDULE & CARD REGISTRATION FORM:

May 2nd- May 31st  
 MONDAY – FRIDAY CLOSED  
 SATURDAYS 11 AM - 9 PM  
 SUNDAYS 11 AM - 9 PM

Exception: May 25th  
 MONDAY Memorial Day 11 AM - 9 PM

June 6th- August 23rd  
 MONDAYS CLOSED  
 TUESDAYS 11 AM - 9 PM  
 WEDNESDAYS 11 AM - 9 PM  
 THURSDAYS 11 AM - 9 PM  
 FRIDAYS 11 AM - 9 PM  
 SATURDAYS 11 AM - 9 PM  
 SUNDAYS 11 AM - 9 PM

August 29th- September 27th  
 MONDAYS – FRIDAYS CLOSED  
 SATURDAY 11 AM - 9 PM  
 SUNDAY 11 AM - 9 PM

Exception: September 7th  
 MONDAY Labor Day 11 AM - 9 PM

Please note: We are changing up the pool registration procedure this year. No more survey monkey.

Homeowners can email the form to the right to: vnavarrete@mascapi.com, fax at 713-776-1771 or mail the form to MASC Austin Properties' office (address below) with a \$5.00 administrative fee.

Pool registration dates: **Wednesday, May 27th 5pm-7pm; Friday- June 5th 9am-5pm; Wednesday, June 10th 5pm-7pm.**

Registration will be held at MASC Austin Properties' office located at:

MASC Austin Properties  
 945 Eldridge Road  
 Sugar Land, TX 77478

**OLD ORCHARD CAI POOL CARD REGISTRATION FORM 2015**  
 ONE CARD PER FAMILY/HOUSEHOLD

NAME: \_\_\_\_\_ HOME #: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ WORK #: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ TENANT: \_\_\_\_\_

NAME OF RESIDENTS:	RELATIONSHIP	AGE

**EMERGENCY CONTACT PERSON:**  
 NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
 CURRENT CARD NO. \_\_\_\_\_ (for 2015 activation)  
 NEW/REPLACEMENT CARDS \$10.00 Card No. \_\_\_\_\_

POOL CARD PAYMENT MUST BE ENCLOSED AND CHECK MADE PAYABLE TO: **Old Orchard CAI**

**REMINDER: POOL CARD WILL NOT BE ISSUED UNLESS ALL ASSOCIATION ASSESSMENTS ARE PAID IN FULL**

*Please be advised that \$5 administrative fee will be charged per application. Our office accepts exact cash, money orders or checks made payable to MASC Austin Properties, Inc. Upon verification and receipt of payment, MASC Austin Properties, Inc. will reactivate your current card. If a new card is required there will be an additional fee of \$10.00 per card. Once payment has been received, the new card will be issued by mail. Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.*

## HOW WE CAN CREATE A STRONG COMMUNITY (CONTINUED)

values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

*For example:* We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a *rule abiding member*. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a *rule abiding member* expands to include that of a *voting member*. We also have the opportunity

to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a *rule abiding, voting member* now expands to include that of a *participating member*. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a *rule abiding, voting, participating and contributing member*.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!

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## News That You Can Use

### Board meetings

HOA Board Meetings are usually held on the last Thursday of most months, 6:30pm, at the Clubhouse. Please contact the management company in advance, to be sure there haven't been any changes in date/time/place. All residents are welcome, and encouraged, to attend these meetings.

### Calendar of events

Please check our website, [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) for updates.

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