

The Old Orchard Outlook

MAY 2016



The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

POOL SEASON 2016

Dear residents, as we get closer to starting the summer season, we have reviewed and heard from many of you regarding the changes to the pool tag registration policy for the 2015 season. In an effort to manage the community, there was a Board oversight in the decision process to assess the \$5 per card registration fee. As the Board, we are always looking for ways to improve a process while implementing cost savings. After reviewing and listening to resident feedback starting with the 2016 season, the registration fee will no longer be required. Additionally, to make the registration process seamless the Board included the Pool Tag Registration Form with the Annual Home Owners' Assessment mailed earlier this year. The form is also available at all times on the Old Orchard community website. If one does not send the registration form in before the 2016 pool season begins the resolution will be simple; fill out the form from the Old Orchard website and submit it to our Management Company by email, mail, or fax with the required information to request or activate your card(s). **Note there will be no charge for the registration of pool access cards starting with the 2016 pool season -- all that will be required is to fill-out the form and submit it with the annual assessment payment. Any resident not current with HOA dues will not have the card activated until they are current, no exceptions.** If you lost or misplaced or are getting new cards for the first time, there a \$20 per card replacement fee, no exceptions.

Pool Tag Form & 2016 Pool Schedule can be found on our website at <http://www.oldorchardtexas.com/pool.html>

SPEEDING CONCERNS

Homeowners have expressed great concern over speeding and general traffic rules not being followed by our residents and their guests on our neighborhood streets. Please recognize that the traffic conditions directly affect the livability of neighborhoods. Residents want to feel safe and secure while they interact socially, bicycle, walk, and their children play in the neighborhood especially as the summer season is around the corner. **We expect that you please respect your neighbors and drive the speed limit, come to a complete stop at stop signs, and give pedestrians the right of way while being especially vigilant for the children. Additionally, the Board has once again modified the exit portion of gates to deter vehicles from entering via the exit gate. No solution is better than entering and exiting the gates as they are designed.**

We have discussed options with the local law enforcement should there be habitual issues with traffic in Old Orchard. According to Law Enforcement, A Reckless Driving charge may apply, but only if the driver meets the elements of the offense. Law Enforcement would need to establish probable cause to arrest for Reckless Driving as there is no Class C Reckless Driving charge. Law Enforcement would also need to articulate that the driver exhibited a "willful or wanton disregard for the safety of persons or property" as required by statute. We have included the statue below.

(continued on page 3)

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 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.mascapi.com

Board of Directors

Julio Acosta
Sulabh Upadhyaya
Rodney Warner
Zeeshan Khurshid
Greg Armstrong
Email: oldorchardboard@yahoogroups.com

Architectural Review Committee

Julio Acosta
Email: oo_arc_chair@yahoo.com

Common Area Landscaping Committee

Carole Roberts
Email: caroleroberts53@gmail.com

Clubhouse Committee

Zeeshan Khurshid
Email: zee.khurshid@gmail.com

Social Committee

Renel Edmonds
Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2016 Assessments - 617 homes at \$ 1,125 each	\$694,125.00			
Addtl Income	\$2,688.00			
INCOME	\$696,813.00			
EXPENSE	BUDGET AMOUNT	% of Budget	Spent YTD - March	Remaining funds
Administrative	\$83,900.00	12.04%	\$4,398.55	\$79,501.45
Contracted Services	\$274,799.60	39.44%	\$65,076.82	\$209,722.78
Maintenance Services	\$53,520.00	7.68%	\$5,994.24	\$47,525.76
Utilities	\$147,000.00	21.10%	\$28,564.81	\$118,435.19
Total Required Expenses	\$559,219.60	80.25%	\$104,034.42	\$455,185.18
Long Term Maintenance Reserves				
LAKE BULKHEAD (LAKE 2)	\$30,000.00	4.31%		\$30,000.00
SIDEWALKS - LAKE 2	\$7,000.00	1.00%		\$7,000.00
ROAD REPAIRS	\$4,000.00	0.57%		\$4,000.00
ROOFING - REC CENTER	\$3,000.00	0.43%		\$3,000.00
PAINTING - REC CENTER	\$4,000.00	0.57%		\$4,000.00
REPAIR & PAINT IRON FENCE	\$5,000.00	0.72%		\$5,000.00
POOL REPLASTER	\$4,000.00	0.57%		\$4,000.00
Total Long Term Maintenance	\$57,000.00	8.18%	\$0.00	\$57,000.00
Cash Reserve Funding - Emergency Fund	\$59,617.40	8.56%		\$59,617.40
Planned Improvements / Repairs				
FOUNTAIN REPLACEMENT	\$20,976.00	3.01%	\$0.00	\$20,976.00
Total Improvements	\$20,976.00	3.01%	\$0.00	\$20,976.00
Total 2016 Income - Expenses	\$0.00	0.00%	\$104,034.42	\$592,778.58

2016 Calendar of Events!

• **October 22, Saturday** -
Halloween Event

• **December 3, Saturday** -
Cookies with Santa



Landscaping Tips For The Summer



With the heat of summer your lawn will be under stress from drought and insects. Insects such as Chinch bugs and grub worms feed on the root system of St Augustine grass. Both insects are difficult to detect in your lawn, but their damage is easily noticeable. Information about both insects can be found on the internet, or you can consult a lawn care professional.

Watering of your lawn during the heat is also important. Your sprinkler system should not produce a river along the street curb running into the storm drain. Have your system checked by a professional for proper coverage and have it set for the proper duration and time of day.

Tree trimming and shrub pruning is also important at this time of year. Having the proper shape of your shrubbery will enhance the look of your home and the neighborhood. Tree trimming should be done by raising the shade canopy by removing the lower branches from the trees.

Consult a lawn professional when you are not sure of anything needed or required for your lawn, trees, and plants.

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UPDATE FROM THE BOARD (CONTINUED):

If you have further question, please contact Sherriff Troy Nehls or Constable Trevor Nehls.

TRANSPORTATION CODE

Sec. 545.401. RECKLESS DRIVING; OFFENSE.

- (a) A person commits an offense if the person drives a vehicle in wilful or wanton disregard for the safety of persons or property.
- (b) An offense under this section is a misdemeanor punishable by:
 - (1) a fine not to exceed \$200;
 - (2) confinement in county jail for not more than 30 days; or
 - (3) both the fine and the confinement.
- (c) Notwithstanding Section 542.001, this section applies to:
 - (1) a private access way or parking area provided for a client or patron by a business, other than a private residential property or the property of a garage or parking lot for which a charge is made for the storing or parking of motor vehicles; and
 - (2) a highway or other public place.
- (d) Notwithstanding Section 542.004, this section applies to a person, a team, or motor vehicles and other equipment engaged in work on a highway surface.

MAKING ANY CHANGES? DON'T FORGET TO OBTAIN APPROVAL FIRST!

Our governing documents require that the Association first approve all proposed exterior architectural changes, including landscaping, before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations (Deed Restrictions or Covenants). One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearance and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve proposed architectural changes is not just a good idea to protect your investment; it is a requirement – **Article II of the Declaration of Covenants**. If you have any questions, please do not hesitate to contact our Association Manager. It's always a good idea to review all Community Documents regularly. They provide answers to questions frequently asked and clarification for what is compliant. This is especially important should you plan to make modifications to your home or sell/lease your home or plan to be away for an extended period of time, as to not miss any important community communications. If you still find yourself struggling to find an answer, please contact the Association Manager.

More information can be found on our website at <http://www.oldorchardtexas.com/documents.html>

Sincerely,
The Old Orchard Homeowners Association Board

Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Please note that this is also a requirement stipulated in the Declaration of Covenants.

Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation! Sincerely, The Old Orchard Homeowners Association Board.



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BECOME A LIFEGUARD WITH AQUATICO

Aquatico is a fun team oriented company that is very excited to be hiring lifeguards at neighborhood pools in your area. Not certified yet? We are proud to provide top notch training classes for future employees.



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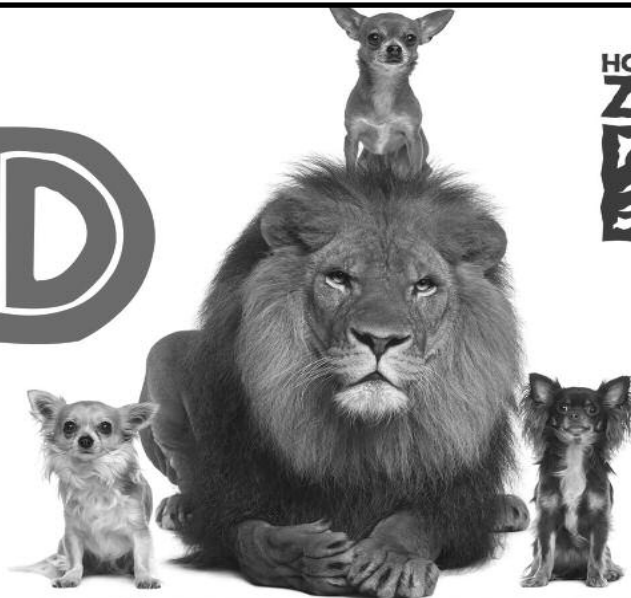
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