

The Old Orchard Outlook



MAY 2017

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Pool Season 2017

The pool season is upon us. 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 2017 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 2017 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.

Note that the management company will not be able to activate the cards over the weekend and to allow 72 hours once the form is submitted for the cards to become active. The sooner the better as the lifeguards will **NOT** allow entrance with non functional cards.

Pool Tag Form & 2017 Pool Schedule can be found on our website:
<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. 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.

Preparing for the HOA 2017 Elections in October

What are the responsibilities of the HOA Board of Directors? The Board of Directors have the fiduciary and legal responsibility for the decisions, management and execution of the community's common property and infrastructure as outlined in the community deed restrictions and covenants and as prescribed by Texas state law. Since Old Orchard is not a city or town with its own local government, the HOA serves the purpose of ensuring the community receives the necessary services for a well-maintained environment.

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.

April Pitarra (Community Manager)
Tel: 713-776-1771
Website: www.mascapi.com

Board of Directors

Julio Acosta
Sulabh Upadhyaya
Rodney Warner
Zeeshan Khurshid
Greg Armstrong

Architectural Review Committee

Julio Acosta
Email: oo_arc_chair@yahoo.com

Clubhouse Committee

Zeeshan Khurshid
Email: zee.khurshid@gmail.com

Social Committee

Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

Continued on page 2

BOARD UPDATE (CONTINUED)

Who can run as a candidate for the HOA Board of Directors? Any homeowner who is considered a member of the Old Orchard Homeowners' Association can run as a candidate for the HOA Board of Directors. Only those residents in good standing are able to participate.



When are the HOA Board of Directors' elections? The candidacy process starts now, with the formal elections occurring at the Annual Meeting, on October 26, 2017. Results are announced at the Meeting. Additional information will be announced on www.oldorchardtexas.com.

How many HOA Board of Directors' positions will be open for vote in 2017? One position, with a three-year term.

When will candidate nominations be accepted? Anyone interested in running for the HOA Board must be a resident and member of the Old Orchard Homeowners' Association and must complete an application for candidacy.

When will candidates be announced to the community? Approved candidates will have their nomination and bio information published on the Old Orchard website, as well as mailed to all residents in the October time frame with Absentee Ballots. Dates are subject to change; for the latest information refer to www.oldorchardtexas.com.

For further information, please contact the Old Orchard Nominating Committee Chair, Zeeshan Khurshid or Rodney Warner, via the Old Orchard HOA Email, oldorchardboard@yahoo.com.

Sincerely,

The Old Orchard Homeowners Association Board

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OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2016 Assessments - <small>#17 homes at \$ 1,125 each</small>	\$694,125.00			
Addtl Income	\$2,688.00			
INCOME	\$696,813.00			
	BUDGET	% of	Spent YTD -	Remaining
EXPENSE	AMOUNT	Budget	March	funds
Administrative	\$83,900.00	12.04%	\$13,119.07	\$70,780.93
Contracted Services	\$274,799.60	39.44%	\$62,125.36	\$212,674.24
Maintenance Services	\$53,520.00	7.68%	\$10,679.38	\$42,840.62
Utilities	\$147,000.00	21.10%	\$27,798.22	\$119,201.78
Total Required Expenses	\$559,219.60	80.25%	\$113,722.03	\$445,497.57
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 - <small>Emergency Fund</small>	\$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 Assessments - Expenses	\$0.00	0.00%	\$113,722.03	\$583,090.97

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. Topping or rounding Oak trees is poor tree management and detracts from a unified look.

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 online to help you identify this pest, or call a professional to evaluate your lawn.

MAKING CHANGES TO YOUR HOME? DON'T FORGET THE ARCHITECTURAL CONTROL COMMITTEE (ACC)



The Board would like to remind residents that any and all exterior modifications to your property, including landscaping, 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. If there are any questions, please contact MASC Austin Properties, Inc. at 713-776-1771.



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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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Community News You Can Use

Kayak, Paddleboard Rentals Coming to Sugar Land Memorial Park: Interested in getting out on the water at Sugar Land Memorial Park but don't have a kayak? No problem! The Sugar Land Parks and Recreation Department is partnering with Bayou City Adventures to bring kayak and paddleboard rentals to the lake at Sugar Land Memorial Park. Kayak and paddleboard rentals will be available on Saturday and Sundays from 10 a.m. until 30 minutes before sunset. The rate is \$20 per hour and paid to the attendant onsite. Lifejackets are provided and required. Park staff anticipate expanding the program to include various levels of instructional classes in early summer. For questions, contact the Imperial Park Recreation Center at (281) 275-2885 or visit www.facebook.com/SugarLandParks.

Do you have security flood lights mounted on your home? If so, please make sure they do not shine on your neighbor's home. Some homeowners have them mounted over their garage, or in their rear or side yard, and when they come on, they may be shining in your neighbor's window! So please, take a moment to go outside tonight, turn on your security lights, and make sure they do not shine beyond your property line.

Watch out for School Buses! Did you know that passing a school bus that is loading or unloading children is illegal? The law states that even if you are on the opposite side of the road, driving in the opposite direction, you may not pass the bus unless the road is divided by a median, the bus has begun moving again, they have removed their little Stop Sign or turned off their flashing red lights, or unless the driver has waived you on. Hefty fines of up to \$1,000 for violators! Here are several safety measures drivers can take to help keep children safer: when driving in school zones, be alert and watch out for children, slow down and watch for children gathering near bus stops, look for children who might dart into the street without looking for traffic and know and obey the laws concerning school zones and school buses.