

The Old Orchard Outlook



SPRING 2019

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Message from RealManage, your new Property Management Company

Beginning January 1st 2019, Old Orchard ended the contract with MASC Austin Properties, Inc. and signed a one-year contract, extendable to three years, with Real Manage LLC. You should have received a welcome letter from the new management company explaining how to access the Resident Portal on www.ciranet.com to register. Should you need assistance with registration, please contact RealManage at 1-866-473-2573 or oldorch@ciramail.com.

RealManage strives to provide communication and transparency to our residents, allowing for access to the Association's data and personal management of resident personal account and property records. We urge all residents to go online and register, along with ensuring your email address and contact information is updated to ensure communications from the Board and RealManage are received.

RealManage is pleased to be the Association's management company and appreciates the value you bring to us as a client. Soon we will have a Meet and Greet with the new management company. An e-blast will be sent out announcing the date, time and place.

Home Inspections to Resume in March

RealManage Company and a Board member had a preliminary survey of our community houses in February. We were pleased to notify the community that despite the long duration since the last inspection, the residents have kept up the property. Some of you may have received inspection results as sample notices. Nothing to worry about. The official inspection will start in March. The inspection will focus on these following basic items (also included in all future inspections):

Lawn (Mow, edge and weed), trash can not be visible from street, water hoses coiled or hung neatly.

Here is a list of what we will be focusing on in the inspections in the coming months, so that the residents have sufficient time to plan ahead and fix deficiencies if any.

April: Mulch and flower garden

May: Driveway and sidewalk (power wash recommended)

June: Front door, garage door

July: Gates/Fence

The next inspection is in mid-March. Lakes side inspections will be announced via the e-mail blast, so please sign-up if you haven't yet!

Community Website

WWW.
OldOrchardTexas
.com

For All of Your Neighborhood Information

Resident Portal

www.ciranet.com/ResidentPortal

Important Contacts

Have a question? Please refer to our websites at: www.ciranet.com and www.OldOrchardTexas.com for answers to your questions and important community updates.

Management Company: RealManage, AAMC

Vanessa Millan, CMCA
Senior Community Property Manager
1-866-473-2573
www.realmanage.com
e-mail: oldorch@ciramail.com

Board of Directors

Aaron Bishop
Aamir Mansoor
Ed Stecher
Satyajit Verma
Zeeshan Khursid

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

SPRING LANDSCAPING TIPS

If you haven't fertilized your yard you still can at any time. 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 online to help you identify this pest or call a professional to evaluate your lawn.

For great tips on year around lawn care, look into archived documents on the RealManage website.

Upcoming Social Event: Egg Hunt!

Sunday, April 14th from 12pm- 2pm at the Clubhouse. Hop on over to our OLD ORCHARD Egg Hunt! Bring a basket to collect your eggs! Hope you find the golden egg! Enjoy fun prizes, sweets, treats, and show off your bouncing bunny skills in the bounce house!

Making Changes to Your Home? Do Not Forget the Architectural Controls Committee.

It is very important that residents remember, if you are planning on making an improvement or modification that changes the exterior appearance of your home, you **MUST** complete and submit an Architectural Architectural Control Committee Approval Request Form **before the work begins**. That ACC form can be found on the resident portal at www.ciranet.com and must be submitted via-email to oldorch@ciramail.com. Please contact our office at: 1-866-4-RealService (866-473-2573) should you need further assistance with registering access to the resident portal.



Upon receipt of the completed application, your request will be forwarded to the Architectural Control Committee (ACC) electronically for their review and determination. To avoid delays, please be sure to include detailed information related to your request such as structural designs, exterior elevations, dimensions, materials, detailed sketches/manufacturer brochures, textures/shapes/designs/colors, paint samples and a lot survey indicating proposed location of new installations. The more detailed information provided allows for the Committee to make an informed decision and could assist in expediting such requests. Incomplete applications that do not include such required information will be denied for lack of information.

This ACC process and requirement is in place to help protect the value of your home and maintain the architectural integrity and harmony of the community. If you have any questions regarding the ACC process, please feel free to contact us at 866-473-2573 or you may email us at oldorch@ciramail.com.

COMMITTEES: LOOKING FOR FEW GOOD PEOPLE

We have formed several committees to help manage our goal of making Old Orchard a great neighborhood. We are looking for residents to join the committee of their choice and provide their input and work to achieve this goal. Please send the Board an e-mail indicating your choice of committee to join. The Board is in the process of finalizing the charter of these committees. Following is the list of committees and the Board member chairing/co-chairing the committee:

Community Outreach Committee

Aamir Mansoor

Social, Communications & Newsletter Committee

Aaron Bishop / Satyajit Verma

Budget & Finance Committee

Aamir Mansoor / Aaron Bishop

Deeds Restrictions Committee

Zeeshan Khursid / Ed Stecher

Bylaws Committees

Satyajit Verma / Aamir Mansoor

Bids and Contract Committees

Aaron Bishop / Ed Stecher

Improvements Committee

Zeeshan Khursid

Architectural Control Committee

Ed Stecher / All Board Members

Nominating Committee

Aaron Bishop / Aamir Mansoor

DID YOU KNOW

What will you do afterschool?

BEFORE/ AFTER SCHOOL • SUMMER CAMP • DROP IN CARE

Clubs

computer games

friends

Arts and Crafts

Gaming Systems

discovery

tutoring
sports

Kids R Kids
Learning Academy



8202 Homeward Way (Behind Randall's)

(281) 494-5437 www.kidsrkidsnewterritory.com

PRSR STD
US POSTAGE
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Notable Notes

Parking Variances

This is a friendly reminder that the towing policy remains in effect. If you need a parking variance, please be sure to submit your request through Survey Monkey:

<https://www.surveymonkey.com/r/8JTG3LR>.

Call Before You Dig

Building a deck? Planting a tree? 811 is the new 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. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening. Make a call for every digging job - call 811. More details at www.call811.com.

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Please Pick Up After Your Pets



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. 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 a neighborhood. Thank you for your cooperation!

Safety Tip



As a reminder, The IRS does NOT initiate contact with taxpayers by email, text messages or social media channels to request personal or financial information. NEVER give personal information over the phone until you have confirmed their identity... you can always contact the IRS to confirm any inquiries. If you receive a phone call from someone claiming to be from the IRS but you suspect they are not an IRS employee, you can do the following: 1. Record the employee's name, badge number, call back number and caller ID if available. 2. Call 1-800-366-4484 to determine if the caller is an IRS employee with a legitimate need to contact you.