

The Old Orchard Outlook



FEBRUARY 2016

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Common Area Improvements

As many of you have noticed by now, the community entrance gates have been modified. The major change you will notice is that the exit gate now opens outward towards FM 1464. Your board had a plan in place should the gates be damaged again and as we experienced the gate being hit yet again we acted upon the plan we had set forth. Your board hopes that this change continues to provide uninterrupted service from the gates and provides an overall better solution for our community. Note that your board can continue to make infinite amount of changes, with their associated dollar cost, with respect to gates and its continued operation but the number one prevention for damaging the gate is continued awareness of the gates as you approach them. Please mind your speed and always approach the gate with care and caution, waiting for them to fully open before proceeding forward.

Another improvement Old Orchard residents can expect to see in the first half of 2016 is the addition of park benches alongside the walking path on Lake 2 and Lake 5. We are identifying locations on these lakes which provide continued privacy for residents on the lake while providing excellent views of these lakes when one is seated. At this time, we are in process of bidding and coordinating the effort and look forward to other improvements that the community can admire and enjoy for years to come. If you have a suggestion on what other improvements you would like to see, please submit to the board through our website at www.oldorchardtexas.com.

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 all proposed architectural changes is not just a good idea to protect your investment; it is a requirement – Article II on 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.

(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.mas capi.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. | | | | |
|--|----------------------|--------------------|-----------------------------|------------------------|
| 2015 Assessments - 617 homes at \$ 1,028 each | \$634,276.00 | | | |
| INCOME | \$634,276.00 | | | |
| EXPENSE | BUDGET AMOUNT | % of Budget | Spent YTD - December | Remaining funds |
| Administrative | \$81,457.96 | 12.84% | \$72,699.72 | \$8,758.24 |
| Contracted Services | \$268,308.04 | 42.30% | \$257,651.09 | \$10,656.95 |
| Maintenance Services | \$43,520.00 | 6.86% | \$67,816.83 | (\$24,296.83) |
| Utilities | \$147,000.00 | 23.18% | \$142,951.96 | \$4,048.04 |
| Total Required Expenses | \$540,286.00 | 85.18% | \$541,119.60 | (\$833.60) |
| Long Term Maintenance Reserves | | | | |
| LAKE BULKHEAD (LAKE 2) | \$25,000.00 | 3.94% | \$25,000.00 | \$0.00 |
| SIDEWALKS - LAKE 2 | \$5,000.00 | 0.79% | \$5,000.00 | \$0.00 |
| ROAD REPAIRS | \$2,850.00 | 0.45% | \$2,850.00 | \$0.00 |
| ROOFING - REC CENTER | \$2,000.00 | 0.32% | \$2,000.00 | \$0.00 |
| PAINTING - REC CENTER | \$2,000.00 | 0.32% | \$2,000.00 | \$0.00 |
| REPAIR & PAINT IRON FENCE | \$2,000.00 | 0.32% | \$2,000.00 | \$0.00 |
| POOL REPLASTER | \$2,000.00 | 0.32% | \$2,000.00 | \$0.00 |
| Total Long Term Maintenance | \$40,850.00 | 6.44% | \$40,850.00 | \$0.00 |
| Cash Reserve Funding - Emergency Fund | \$48,000.00 | 7.57% | \$48,000.00 | \$0.00 |
| Planned Improvements / Repairs | | | | |
| PLAYGROUND SAFETY MULCH | \$8,000.00 | 1.26% | \$10,849.00 | (\$2,849.00) |
| FOUNTAIN REPLACEMENT | \$10,000.00 | 1.58% | \$0.00 | \$10,000.00 |
| Total Improvements | \$18,000.00 | 2.84% | \$10,849.00 | \$7,151.00 |
| Total 2015 Budget - Expenses | \$0.00 | 0.00% | \$640,818.60 | (\$6,542.60) |

2016 Calendar of Events!

- **March 19th, Saturday** - Spring Celebration Egg Hunt
- **April 2, Saturday** - Annual Garage Sale
- **October 22, Saturday** - Halloween Event
- **December 3, Saturday** - Cookies with Santa

Springtime is around the corner

Spring will be soon upon us and it will be time to help our landscape recover from the winter.



- **Fertilize:** The application of a good fertilizer that incorporates weed control for St. Augustine lawns, sometime around the last week of February or during the month of March, will help promote growth and control those springtime weeds.

- **Mulch:** A fresh application of mulch for the plant beds and tree wells helps to beautify your yard and the community as a whole.

- **Prune:** Pruning of the trees in your front yard can be performed at any time of the year. Pruning should occur from the bottom of the canopy that the tree forms. Pruning of your trees into a topiary form or ball prohibits the proper growth of the trees and contradicts the community objective covered in the Residential Design Guidelines, **Section IV** (Landscape), **paragraph A** for Old Orchard.

- **Irrigate:** Sprinkler systems should have a complete check-up to make sure your system is working properly and not wasting water by over-watering or watering the street. Consult a Licensed Professional for this type of service.

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UPDATE FROM THE BOARD (CONTINUED):

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. 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 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

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 – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811 to learn the approximate locations of buried gas, electric, communications, water and sewer lines before digging, putting their safety and the safety of others at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time. So, before you dig, call 811. More details online at: www.call811.com.

City Of Sugar Land's Crime Prevention Cameras

Cameras have long been an effective crime-fighting tool for Sugar Land neighborhoods and businesses. They have successfully served as a deterrent and also a forensic tool to solve crimes after they occur. Continued interest from business districts and neighborhood associations to expand the reach of their cameras resulted in funding for a network of similar crime prevention cameras along public roadways. The cameras planned along entrances to Sugar Land are identical to those which have been used by the City for years in patrol cars and several stationary locations in the Town Center area and city parks.

The cameras are a passive, non-monitored system used to locate suspect vehicles after a crime occurs. The camera locations will include license plate recognition, the same technology already used in patrol vehicles. License plate recognition cameras scan license plates and notify officers of stolen vehicles, amber alerts, and more. All images captured in this system create a searchable data bank of license plates that can be used as an investigative tool to help narrow possible leads for crimes in given areas. For more, visit: www.sugarlandtx.gov.

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