

The Old Orchard Outlook

FIRST QUARTER 2025



The Official Newsletter Of The Old Orchard Homeowners Association.

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 of the Declaration of Covenants. If you have any questions, please contact Real Manage at oldorch@ciranet.com.

What is an architectural review committee? It's the HOA body that enforces the architectural community standards in your neighborhoods and developments, to keep them uniform and visually standardized to a reasonable extent. A resident who wants to make a change or addition to their property will need to secure approval from an HOA architectural review board, and this gives the HOA some control on the end result of that modification.

The Covenants, Conditions & Restrictions (CC&Rs) of a community determines just what is an architectural review committee responsible for, as well as the members that will make up the body. Through the ARC applications, the HOA architectural committee is responsible for ensuring that any changes to the exterior of the homes conform to the standards set by the CC&Rs.

The ARC application process is also the main way for an HOA to ensure that no approved exterior additions and modifications will have a negative impact on the appearance of the community. The duties of an HOA architectural committee include the evaluation and processing of ARC applications from residents or from the HOA board itself.

In this regard, the HOA architectural committee is probably the most important committee that is established in a community association.

Before making all exterior changes to your home or property, complete, submit and wait for approval prior to starting projects or changes.

The application and submission process are located on the Old Orchard website at: <https://oldorchardtexas.com/forms>

Community Website

**WWW.
OldOrchardTexas
.com**

For All of Your Neighborhood Information

Resident Portal
www.crest-management.com

Important Contacts

Questions, comments and concerns about our Old Orchard community can be sent to amberj@Crest-Management.com. Please register your email address at OldOrchardtexas.com to get important email blasts.

Management Company: Crest Management Company

Amber J
Community Manager
281-945-4606
www.crest-management.com
e-mail: amberj@Crest-Management.com

Exterior Modification Request

Crest Management 281-579-0761
rachaeles@Crest-Management.com

Clubhouse Rental

Crest Management 281-579-0761
rachaeles@Crest-Management.com

Proud of OO? Want to make it better? Please VOLUNTEER

If you are proud of OO, or want bigger and better things, please consider volunteering for the benefit of the Old Orchard community. The board of directors asks for your assistance in volunteering for the different committees. Please contact rachaeles@Crest-Management.com to express your interest.

Roofs and Fences Post Storm

With the summer's storm damage in the community any repairs needed to roof, and fences will not require any application if they are compliant with the restrictions/ guidelines.

Fences: Height not to exceed 6 feet, Cedar pickets only. Please review the Deed Restrictions located on the web portal for more information.

Roofs: Must be an exact match to existing roof for small repairs, if replacing the entire roof, it must be the same roofing material as before, colors allowed: Weathered Wood or darker.

Please review the Design Guidelines on the web portal for more information. Please reach out to Amber or Rachael at Crest Management with any questions: Amberj@crest-management.com Rachaeles@crest-management.com

How to Protect Pipes From Freezing

With the possibility of freezing temperatures scattered throughout our area over the winter months, we must be prepared for harder freezes that can lead to issues with pipes and damage.

To protect pipes from freezing during extremely harsh temperatures, you can: insulate pipes located in unheated areas like attics or garages, keep your thermostat set at a consistent temperature during cold weather, open cabinet doors under sinks to allow warm air circulation, and let a small trickle of water run from faucets; this moving water prevents ice from forming inside the pipes.

Key points to remember:

Insulation:

Wrap exposed pipes with pipe insulation, especially those in crawl spaces, attics, or against exterior walls.

Sprinkler systems:

Turn off the sprinkler system at the main control and then shut off water supply (usually along the side of your house). Be sure to drain any excess water trapped near the bell head after the water is turned off and wrap the pipes and bell thoroughly to prevent freezing.

Running water:

Let a small stream of water run from faucets, particularly those furthest from the main water supply, during freezing weather.

Cabinet access:

Keep cabinet doors under sinks open to allow warm air to circulate around pipes.

Outdoor faucets:

Turn off the water supply to outdoor faucets and drain any remaining water before freezing temperatures arrive.

Thermostat setting:

Maintain a consistent indoor temperature, avoiding large drops in temperature, especially during cold snaps.

Access shuff-off valves:

Make sure you know where the shut-off valves are for your home in case of emergency like a burst pipe.

Seal leaks:

Check for air leaks around pipes and seal them with caulk to prevent cold air from entering.

Proper Tree Trimming for Oak Trees

Why is proper oak tree trimming important?

Oak trees are a beautiful and valuable addition to any neighborhood. However, improper trimming can lead to disease, structural weakness, and even death. By following these guidelines, you can help ensure the health and longevity of your oak trees.

When to trim:

Late winter or early spring: This is the ideal time to trim oaks, as they are dormant and less susceptible to disease. Avoid trimming during the growing season, as this can increase the risk of infection.

How to trim:

1. Avoid topping: Topping, which involves cutting off the top of a tree, is a harmful practice that can weaken the tree and make it more susceptible to disease and storms.

2. Hire a professional arborist: While you can do some basic pruning yourself, it's always best to consult with a qualified arborist for major trimming or removal. They have the expertise to assess the tree's health and recommend the best course of action.

3. Make clean cuts: Use sharp, sterilized pruning shears to make clean cuts. Avoid leaving ragged or torn stubs, as these can become entry points for disease.

4. Remove dead or damaged wood: This will help to improve the tree's overall health and safety.

5. Thin out dense canopies: This will allow more sunlight and air to reach the interior of the tree, reducing the risk of disease and pests.



Old Orchard Street Parking Policy

Parking on the streets and in cul-de-sacs is not permitted in Old Orchard. Please review the full parking policy and access to the street parking form to make a no-tow request for special events on the community website @ <https://oldorchardtexas.com/street-parking>



Energy Savings in Winter

Energy savings during the winter can help homeowners reduce their utility bills while also promoting comfort in colder months. Here are some useful energy-saving tips for homes in winter:

- 1. Weatherproof Doors and Windows:** Install weatherstripping around doors and windows to seal any gaps where cold air may be entering.
- 2. Thermostat:** Install a programmable thermostat that automatically adjusts the temperature based on your schedule, ensuring you're not heating your home unnecessarily when you're not there.
- 3. Maintain Your Furnace:** Schedule regular maintenance for your heating system to ensure it's running efficiently. Change air filters regularly to ensure proper airflow.
- 4. Reverse Ceiling Fans:** Set your ceiling fans to rotate clockwise in the winter. This will help push warm air down from the ceiling, circulating it throughout the room and increasing comfort.
- 5. Add Rugs to Floors:** Adding rugs or carpets to tile or hardwood floors helps insulate the room, keeping your feet warm and reducing the need to turn up the heat.
- 6. Curtains:** Open curtains on sunny days letting natural sunlight heat your home, especially on south-facing windows. Close curtains at night to further insulate windows.

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Deed Restrictions

Be aware that the neighborhood inspections will be checking to adherence of deed restrictions. You may review the deed restriction at www.oldorchardtexas.com. Here are a few things that will trigger a fine.

- Please put your trash cans out of site from the street after pickup on Wednesday evening and do not bring them out before 5 pm on Tuesday.
- Failure maintain your yards and landscaping
- Failure to submit ACC applications. Online submittal is available at www.crestmanagment.com. ALL outside modifications. A few examples are: fences, driveway expansions, basketball goals or other sports equipment, solar screens, solar panels, storage buildings, changes in paint color, roof, and building additions, etc.

Please review the updated fine policy.

Link to Enforcement and Fine Policy - <https://oldorchardtexas.com/policies-and-rules>