

The Old Orchard Outlook

FOURTH QUARTER 2025



The Official Newsletter Of The Old Orchard Homeowners Association.

Diwali Celebration Brings Old Orchard Community Together

Old Orchard residents gathered at the clubhouse for a joyful Diwali celebration filled with color, culture, and community spirit. Nearly 70–80 residents joined in the festivities, enjoying delicious food, delightful kids' performances, and the warm sense of togetherness that makes our neighborhood special.

This year's event marked a meaningful milestone as the first-ever Diwali celebration hosted by the HOA board. Thank you to everyone who participated and helped make the evening memorable!

Spooktacular Halloween Fun at Old Orchard!

Old Orchard residents gathered for a festive and fun-filled Halloween celebration at the clubhouse. Families came out in great spirits to enjoy creative costumes, treats, games, and plenty of spooky excitement. Kids lit up the event with their energy and enthusiasm, while neighbors enjoyed the chance to connect and celebrate together.

Thank you to all the residents who participated and helped make this year's Halloween celebration a lively and memorable community event!

Upcoming Event: Christmas at Old Orchard – December 6th

Get ready to celebrate the magic of the season! Old Orchard residents are invited to join us on December 6th for our annual Christmas at Old Orchard gathering at the clubhouse. Enjoy an evening filled with holiday cheer, festive treats, music, and fun for all ages.

Come together with neighbors, share the warmth of the season, and help make this Christmas celebration a joyful community tradition. We look forward to seeing you there!

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.

Pet Etiquette Reminder for Our Community

We love seeing so many neighbors out enjoying time with their pets, and we want to keep our community clean, safe, and welcoming for everyone. Please take a moment to review these important reminders:

Pick Up After Your Pet

Lately we've noticed an increase in pet waste on our grass areas and walkways. Please be considerate and always clean up after your pet. It helps keep our community pleasant and safe for everyone.

Keep Pets Leashed at All Times

For the safety of all residents, pets must remain on a leash when outdoors. We've had several incidents where unleashed dogs have chased children and adults, causing unnecessary fear and panic. If a dog is repeatedly found roaming unattended, animal control will be contacted.

Thank you for doing your part to keep our neighborhood a respectful and enjoyable place to live!



Stay Connected With Your Community!

Dear Residents,

We invite you to join the OO HOA Announcement WhatsApp Community — an additional resource, alongside our regular mailers, for receiving timely updates and important information from your HOA Board.

Official Announcements Only

This community is not a chat group. It is strictly for HOA communications to ensure all residents receive clear, organized, and essential updates without unnecessary messages.

Why Join?

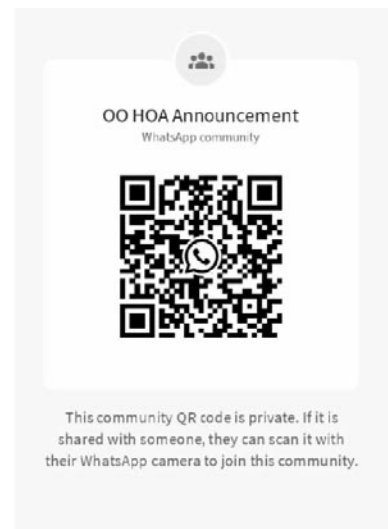
- Instant HOA announcements
- Maintenance and service alerts
- Event reminders
- Community reports
- Direct information from the HOA Board

How to Join:

Simply scan the QR code with your WhatsApp camera and you'll be added to the official announcement community.

Let's stay informed and connected as a community.

— Your HOA Board



<https://chat.whatsapp.com/BtLd802h5qWlwVAM8HrxF2>

Introducing Your New Board Members

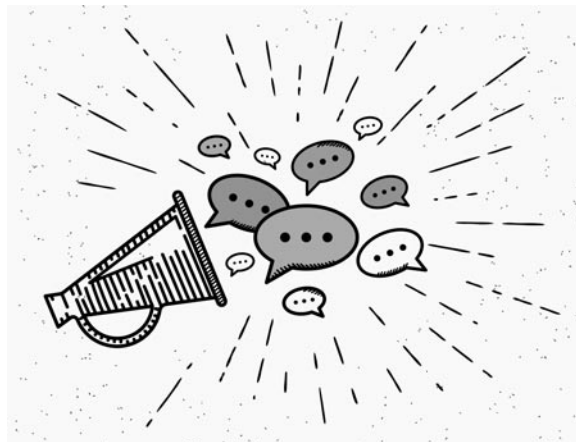
Aamir Mansoor – President

Humaira Ghazali – Vice President

Kamran Khan – Secretary

Muhammad Asif Tasleem – Treasurer

Frank Kalkattawi – Member at Large



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>

ARC Approvals Needed for 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>



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PERMIT #8327

Remember To Dial 8-1-1

Building a deck? Planting a tree? 811 is the 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.

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or info@preparedpublications.com.

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>



Be Neighborly

Please be considerate of your neighbors. Dog owners pick up after your pets. Do not toss trash out of your cars on Old Orchard streets. Please reduce your speed in the neighborhood and refrain from revving your engines and playing loud music on residential streets. Stop signs should be heeded.

In general, be considerate of your neighbors and abide by the "quiet hours" between 10 pm and 7 am. We have had complaints about people at the playground and club parking lot making a lot of noise in the middle of the night. Entering the pool area is trespassing!