

The Old Orchard Outlook

THIRD QUARTER 2025



The Official Newsletter Of The Old Orchard Homeowners Association.

Open Board Seats for Old Orchard HOA

Dear Old Orchard Residents,

We are pleased to announce that there will be two open seats available on the Old Orchard Homeowners Association (HOA) board this fall. Elections will be scheduled in October and new members will be announced October 17th. If you are interested in participating and contributing to the improvement of our community, now is an ideal time to get involved. We encourage you to attend the monthly meetings to observe the various projects and tasks being undertaken by the current board.

The meetings are scheduled for every third Thursday of the month at The Clubhouse at 6:30 PM.

The participation of resident volunteers in running for the board is essential for the maintenance and enhancement of our neighborhood. New board members bring fresh perspectives and ideas, which are greatly valued.

Garage Sale

There will be a Fall community wide garage sale
Saturday October 18
from 7am-12pm



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.

Keep Pests at Bay: Tips for Enjoying Your Outdoor Spaces

As the weather warms up, we naturally want to spend more time outdoors, whether it's hosting a barbecue, enjoying a quiet evening on the patio, or just relaxing in the garden. Unfortunately, with the arrival of warmer months comes an increase in pests. These uninvited guests can quickly turn your outdoor oasis into an uncomfortable space. The good news is, there are simple and effective ways to keep pests at bay so you can enjoy your yard to the fullest.

Mosquitoes are one of the most common summer pests, and their presence can quickly ruin an outdoor gathering. Here's how to keep them away:

Eliminate Standing Water: Mosquitoes lay their eggs in stagnant water, so check your yard for any potential breeding grounds. Empty out bird baths, clogged gutters, and flower pot saucers regularly.

Use Mosquito-Repelling Plants: Certain plants naturally repel mosquitoes. Consider planting citronella, lavender, marigolds, and basil around your outdoor spaces. These plants not only smell great but will also act as a natural deterrent.

Create a DIY Mosquito Repellent Spray: Mix essential oils like eucalyptus, peppermint, or lemon balm with water in a spray bottle and use it around your patio or garden. You can also burn citronella candles to ward off mosquitoes during evening hours.

Install Mosquito Netting or Screens: For a more permanent solution, consider hanging mosquito netting around your deck or patio or using mesh screens to create a barrier around your outdoor seating areas.

General Tips for Keeping Pests Away

In addition to addressing specific pests like mosquitoes, there are some general tips you can follow to create a more pest-free outdoor environment:

Trim Vegetation Regularly: Overgrown plants, bushes, and tall grasses provide ideal hiding spots for pests. Keep your yard well-maintained by trimming back shrubs, mowing the lawn, and clearing away debris from garden beds.

Set Up Outdoor Lighting Wisely: Certain types of lights attract pests like mosquitoes. Consider using yellow or bug-repellent outdoor bulbs to minimize their attraction. You can also use lantern-style lights to create a cozy atmosphere without drawing in pests.

Utilize Natural Predators: Encourage the presence of natural pest predators, like birds, frogs, or ladybugs. These creatures help keep insect populations under control and naturally reduce the need for chemical interventions.

Deed Restrictions

Be aware that the neighborhood inspections will be checking to adherence of deed restrictions. You may review the deed restriction at www.olderdorchardtexas.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://olderdorchardtexas.com/policies-and-rules>

Inspections

As the days grow longer and the weather warms, we're excited to welcome the vibrant summer season! This notification contains important updates and reminders to help our community transition smoothly and prepare for the months ahead. This is an effort to remind residents of community deed restrictions and guidelines and to avoid getting deed violation letters. Please refer to the guidelines for additional details.

Inspections will be reviewing the following areas along with the current guidelines.

- Proper Tree Pruning
 - To properly trim a live oak tree, focus on removing dead, damaged, or diseased branches, and any crossing or rubbing branches, ensuring clean cuts outside the branch collar and avoiding excessive pruning and branch trimming, especially during the spring and summer months when Oak Wilt is a risk.
- Dead and unkept shrubs and trees
- Maintenance of Flowerbeds including mulching
- Mildew on Homes
- Fences Maintenance

We appreciate your cooperation in maintaining our community's beauty and harmony. Let's make this summer enjoyable for everyone!



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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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.

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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!