

# The Old Orchard Outlook



MARCH 2017

The Official Newsletter Of The Old Orchard Homeowners Association.

## UPDATE from the Board:

### Annual Spring Community Garage Sale - April 29th at 8:00am

The Old Orchard Homeowners Association is pleased to announce the Annual Spring Community Garage Sale. Previous events have been a success! Advertising will be provided by the Association. All you need to do is set up and run your own yard sale at your home from 8am -2pm.

### Social Committee - Your community needs you!

There is a need for a person to lead/chair the Social Committee. This person will be responsible for the preparation and logistics of community events such as the Garage Sale, Easter Egg Hunt, Halloween party, Xmas with Santa, and create any other activity that will encourage the spirit of community at Old Orchard. If you want/can volunteer your time to the community, please contact Ms. April Pitarra (Community Manager) at 713-776-1771 or [apitarra@mascapi.com](mailto:apitarra@mascapi.com). The community will appreciate your help!

### Pool Season 2017

To make the registration process seamless, the Board included the Pool Tag Registration Form with the Annual Home Owners' Assessment mailed earlier this year. The form is also available at all times on the Old Orchard community website. If one does not send the registration form in before the 2017 pool season begins, the resolution will be simple; fill out the form from the Old Orchard website and submit it to our Management Company by email, mail, or fax with the required information to request or activate your card(s). Note there will be no charge for the registration of pool access cards - all that will be required is to fill-out the form and submit it with the annual assessment payment. Any resident not current with HOA dues will not have the card activated until they are current, no exceptions. If you lost or misplaced or are getting new cards for the first time, there is a \$20 per card replacement fee, no exceptions. Pool Tag Form & 2017 Pool Schedule can be found on our website at [ww.oldorchardtexas.com/pool.html](http://ww.oldorchardtexas.com/pool.html).

**NOTE** the management company which handles the registration is only open M-F 9am to 5pm. There should be no expectation to have your card registered over a weekend once the season starts, it will have to wait till the next business day. Register early!

### Sidewalks and Maintenance

When owners move into an HOA, most have a basic idea of who's responsible for repairs and maintenance in their unit, and who's responsible for the common areas—even if they don't bother to read the governing documents, which they should. Generally, it's understood that the owners are responsible for items within "the four walls", such as the floors, walls, etc.; and the association is responsible for common areas or systems such as the clubhouse, the pool and common area landscaping. As our community matures, the need for certain strategic maintenance

## 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](http://www.OldOrchardTexas.com) for answers to your questions and important community updates.

### Management Company: MASC Austin Properties, Inc.

April Pitarra (Community Manager)  
Tel: 713-776-1771  
Website: [www.mascapi.com](http://www.mascapi.com)

### Board of Directors

Julio Acosta  
Sulabh Upadhyaya  
Rodney Warner  
Zeeshan Khurshid  
Greg Armstrong

### Architectural Review Committee

Julio Acosta  
Email: [oo\\_arc\\_chair@yahoo.com](mailto:oo_arc_chair@yahoo.com)

### Clubhouse Committee

Zeeshan Khurshid  
Email: [zee.khurshid@gmail.com](mailto:zee.khurshid@gmail.com)

### Social Committee

Email: [OldOrchardSocialCommittee@yahoo.com](mailto:OldOrchardSocialCommittee@yahoo.com)

### Newsletter

Contact the Board

Continued on page 2

# BOARD UPDATE (CONTINUED)

nance tasks arise. One in particular is the sidewalks and curbs found in front of your home. As these sidewalks continue to settle and age, the brunt of repairing and maintaining them fall amongst the homeowner and NOT the HOA. This is evident in the article below:

SECTION 26. OWNER'S MAINTENANCE. Each Owner and Occupant of a Lot shall at all times be obligated to maintain his property and all improvements there upon as well as the area between the boundary lines of his Lot and the curb or edge of the pavement of the adjacent Streets, so as to keep same in a clean, slightly and safe condition and to conform with any specific standards which the Board of Directors may adopt by resolution for the Properties. Unless expressly assumed by the Association, an Owner's maintenance obligation shall include, but not be limited to: the maintenance of all visible exterior surfaces of all buildings and other improvements; the prompt removal of all paper, debris, and refuse; the removal and replacement of dead and diseased trees and plantings; the removal of all snow and ice from paved areas; the repair, replacement, cleaning and reclamping of all signs and lighting fixtures; the mowing, watering, fertilizing, weeding, replanting and replacing of all landscaping; and, during construction, the cleaning of dirt, construction debris and other construction-related refuse from streets and storm drains and inlets. The responsibilities of the Owner or each Lot here under also include the obligation to maintain, repair and replace when necessary the public sidewalk along the front of the Lot and along the side on corner lots, which is constructed either within the right-of-way of the adjacent street or within an easement across the lot. In the event an Owner fails to maintain his lot and such adjacent property as specified above, the Association shall have the right, but not the obligation, to enter upon the applicable lot to perform the necessary work as more specifically set forth in Article IX hereof.

# OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2016 Assessments - #17 homes at \$ 1,125 each	\$694,125.00			
Addtl Income	\$2,688.00			
<b>INCOME</b>	<b>\$696,813.00</b>			
	<b>BUDGET</b>	<b>% of</b>	<b>Spent EOY</b>	<b>Remaining</b>
<b>EXPENSE</b>	<b>AMOUNT</b>	<b>Budget</b>		<b>funds</b>
Administrative	\$83,900.00	12.04%	\$68,069.09	\$15,830.91
Contracted Services	\$274,799.60	39.44%	\$266,442.69	\$8,356.91
Maintenance Services	\$53,520.00	7.68%	\$74,329.69	(\$20,809.69)
Utilities	\$147,000.00	21.10%	\$131,652.02	\$15,347.98
<b>Total Required Expenses</b>	<b>\$559,219.60</b>	<b>80.25%</b>	<b>\$540,493.49</b>	<b>\$18,726.11</b>
<b>Long Term Maintenance Reserves</b>				
LAKE BULKHEAD (LAKE 2)	\$30,000.00	4.31%		\$30,000.00
SIDEWALKS - LAKE 2	\$7,000.00	1.00%		\$7,000.00
ROAD REPAIRS	\$4,000.00	0.57%		\$4,000.00
ROOFING - REC CENTER	\$3,000.00	0.43%		\$3,000.00
PAINTING - REC CENTER	\$4,000.00	0.57%		\$4,000.00
REPAIR & PAINT IRON FENCE	\$5,000.00	0.72%		\$5,000.00
POOL REPLASTER	\$4,000.00	0.57%		\$4,000.00
<b>Total Long Term Maintenance</b>	<b>\$57,000.00</b>	<b>8.18%</b>	<b>\$57,000.00</b>	<b>\$57,000.00</b>
<b>Cash Reserve Funding - Emergency Fund</b>	<b>\$59,617.40</b>	<b>8.56%</b>	<b>\$59,617.40</b>	<b>\$59,617.40</b>
<b>Planned Improvements / Repairs</b>				
FOUNTAIN REPLACEMENT	\$20,976.00	3.01%	\$0.00	\$20,976.00
<b>Total Improvements</b>	<b>\$20,976.00</b>	<b>3.01%</b>	<b>\$0.00</b>	<b>\$20,976.00</b>
<b>Total 2016 Assessments - Expenses</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$657,110.89</b>	<b>\$39,702.11</b>

## Landscaping Tips for the Spring Season

**Fertilizing** - If you haven't fertilized your yard you still can at anytime. 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.

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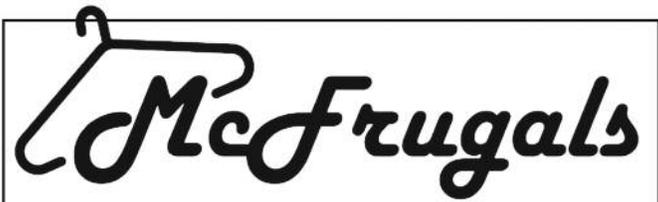
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# MAKING CHANGES TO YOUR HOME? DON'T FORGET THE ARCHITECTURAL CONTROL COMMITTEE (ACC)



The Board would like to remind residents that any and all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the regulations/guidelines set in the Old Orchard Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found at: [www.oldorchardtexas.com/documents.html](http://www.oldorchardtexas.com/documents.html). If there are any questions, please contact MASC Austin Properties, Inc. at 713-776-1771.



## DOOR-TO-DOOR DRY CLEANING

Now Serving YOUR HOME in Fort Bend County with NO DELIVERY CHARGE

Pick up from your home on Tuesday  
Deliver to your home on Thursday

Call or text 281-341-5556 to set up your first pick up.

### PRICES

Men's Laundry Shirts - \$1.69	Dry Clean Sweaters - \$4.99
Men's Laundry Pants - \$4.29	Dry Clean Button Downs - \$4.99
Dry Clean Pants - \$4.29	Dry Clean Dresses - \$6.99
Dry Clean Tops - \$4.29	

Silks, satins, embellished, formal/specialty garments are priced separately.

[www.McFrugalsCleaners.com](http://www.McFrugalsCleaners.com)



**SELL US YOUR CAR!™**

**TEXASDIRECTAUTO.COM**

The advertisement features a central graphic with the text "SELL US YOUR CAR!™" in large, bold, black letters. Several small, cute puppies are positioned around the text: one on top of the 'L' in "SELL", one on top of the 'S' in "US", one on top of the 'R' in "CAR", and two on the left side of the 'Y' in "YOUR". A larger puppy is on the right side of the 'R' in "CAR". The background is a light gray with a subtle sunburst pattern. At the bottom, there is a dark gray banner with the Texas state flag logo on the left and the text "TEXASDIRECTAUTO.COM" in white, bold, sans-serif font.

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*Kickin' Cancer's Butt!*

Team API Crushed It in 2015!  
And we are going back this year to CRUSH it again!

We all know that there's strength in numbers, so it's with great strength that we'll work and walk toward putting an end to the suffering caused by breast cancer. We each have our reasons for participating - whether it's a personal fight with breast cancer, the struggle or loss of a loved one, or a deep commitment to the cause.



We've each made a big commitment. We'll spend the next few months training to prepare for a walk of up to a marathon and a half. Each team member is required to raise at least \$1,800 in donations. But because we're in this together, we know that, with your help, we can do it.

**Please support Team API**

<http://info.avon39.org/goto/TeamAPI>

If you'd prefer to write a check, just contact one of us and we'll send you the form and information.

Please check our team page frequently to see how we're doing, and thanks in advance for your support!

Shirley, Angela, Carrie, Micki, Rachel & Tiffany

**THIS 39 IS FOR YOU!**

*Vicki Phifer Espey    Phyllis Burton*

*Dorothy Thompson    Juanita Tucke*

We would also like to ask all survivors and families of those that have lost the battle to please contact us so that we may add your name to our THIS 39 IS FOR YOU! list.

MASC Austin Properties, Inc.

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## Helping To Keep The Community Clean

Every minute a sack of fast-food trash gets thrown from a vehicle's window. Did you know that 33 percent of all littered garbage is fast food waste? Styrofoam containers take many years to decompose. It also takes many years for aluminum cans to biodegrade, of which these make up 28 percent of incorrectly disposed trash. Littering certainly doesn't help the environment but most importantly it hurts humans as well as resulting in the deterioration of our planet. Reversing neighborhood litter and pollutants back to green environments is our challenge.

Littering is letting trash or garbage lie in an open place or area. Litter is not only an eyesore it also has very bad effects. Plastic shopping bags are an example. They have become a big issue as their light weight makes it easy for them to travel in the wind. This kind of litter gets stuck in trees, fences and storm drains. Plastic bag litter also impacts the health of smaller wild animals.

If you see litter in the community, please pick it up and dispose of it properly. It is good practice to recycle the litter you've collected, if at all possible. Contact Fort Bend County's recycling center (281-633-7581) for advice on whether certain materials should be collected separately, where they should be taken and how they should be disposed.

To protect, save and improve our environment from litter, it first starts making observations and changes at home where we live, in our neighborhood and beyond.

Green is possible when we start by cleaning up our own litter. We should be doing this for the good of the earth and its wildlife and humans, as we are the only ones who can make that change. Thank you for helping to keep our neighborhood beautiful.