

The Old Orchard Outlook



APRIL 2018

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Are we paying too much in Assessments?

The Board has conducted a comparison between our community and other neighboring communities. The following table reveals that we are in line with our neighboring communities. Keep in mind that the number of homes in a neighborhood increases the collected assessments which become the initial figure (base) of the budget. This also indicates that the expenses, not amenities, on each subdivision are proportional to the assessed amount.

Community	HOA Assesment	# of homes	Total Assessed	Comments
Aliana	\$ 1,063.00	3598	\$ 3,824,674.00	Still Developing
Chelsea Harbor	\$ 1,500.00	389	\$ 583,500.00	
New Territory	\$ 1,050.00	3010	\$ 3,160,500.00	Now in City of Sugar Land
Old Orchard	\$ 1,235.00	617	\$ 761,995.00	
Orchard Lakes Estates	\$ 1,200.00	694	\$ 832,800.00	
Telfair	\$ 811.00	3371	\$ 2,733,881.00	Still Developing and in City of Sugar Land
Windsor Estates	\$ 650.00	389	\$ 252,850.00	Still developing

Data from Keller Williams

Long Term (capitalization) Savings and Allocation

This is the money the Board has saved from proper cost savings and allocation of cash reserves -- **\$ 616,780 saved in 3 years!**

Long Term Savings		
Year End	Amount	Delta
2013	\$ 149,703	
2014	\$ 149,519	\$ (184)
2015	\$ 281,832	\$ 132,313
2016	\$ 514,549	\$ 232,717
2017	\$ 766,483	\$ 251,934

Long Term Reserves	
Institution	Amount
ML MMA (cash)	\$26,483
Discover Bank (CD)	\$150,000
Bank United (CD)	\$150,000
Safra Natl Bank (CD)	\$150,000
Luana Savings Bank (CD)	\$140,000
State Bank (CD)	\$150,000
Total	\$766,483

As of Jan 31, 2018

Long Term Projects – Bulkheads

Erosion is taking a huge chunk of our community's most precious assets and features: Our Lakes. The rate of erosion is about 2 feet/year. That means, that at this rate, the lakes will be encroaching in the lake properties backyards in a few years if nothing is done to contain them. Lakes 2, 3, and 4 are the worst ones (in that order) while 1 and 5 are holding up as they still have a concrete stabilizer. The stabilizer is already starting to crumble, so while they do not need immediate action, the Board has included these two as medium term (in 2 to 5 years) projects. These are expensive projects, but will save the major feature of our

(continued on next page)

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.

April Pitarra (Community Manager)
Tel: 713-776-1771
Website: www.mas capi.com

Board of Directors

Julio Acosta
Zeeshan Khurshid
Greg Edmonds
John Jewett
Chris Harmon

Architectural Review Committee

Julio Acosta
Email: oo_arc_chair@yahoo.com

Clubhouse Committee

Zeeshan Khurshid
Email: zee.khurshid@gmail.com

Social Committee

Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

BOARD UPDATE (CONTINUED)

community, and its surrounding landscape. The wood bulkhead was determined to be the most economical and permanent solution to cure the erosion.

- Estimate is \$80 per linear foot
 - Lake #2: 2709 ft + dirt filling = \$216,720 + \$32,500 = \$249,220 - In progress
 - Lake #3: 925 ft + dirt filling = \$74,000 + \$14,625 = \$88,625 - In progress

Old Orchard Clubhouse Repair/Renovation

Clubhouse Availability Update- There are a few more items to complete on the Clubhouse repair punch list, including reinstalling the rock masonry. Work is expected to be completed by mid-April depending on weather.

The inspection of the Pool house uncovered minor damage to the roof but much less than the Clubhouse had. The other good news is there was no problem found with the installed flashing around the roof dormers. No leaks were identified inside the Pool House and there is no need for a roof replacement at this time.

The total cost of this project is \$61K of which the insurance will cover approximately \$18K. This project is also completely paid from reserve savings funds achieved by the Board.

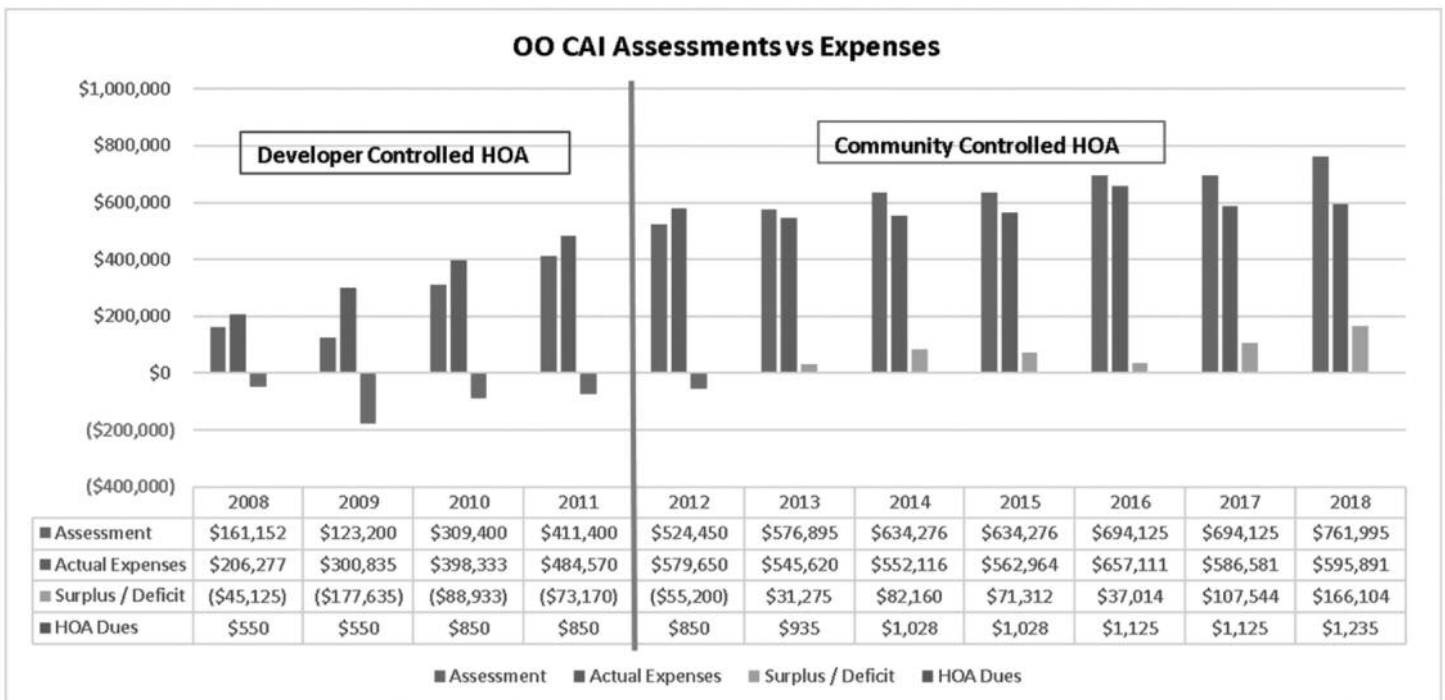
Landscape Improvement Project

The Board has approved a landscape project to replace the dead landscaping at the front entrance of Old Orchard, around the section monument markers within the neighborhood, and in various common areas that were lost in the hard freeze. In addition, there will be new trees and landscaping planted at the OO entrance and within the round Cul de Sacs in the community which are currently bare.

The total project cost is \$18K paid with funds from savings achieved by the Board through proper cost managing and assessment allocations.

Community Financial Stability

Since 2013, the Board has made its primary target to capitalize the neighborhood by saving and retaining at least one year's worth of expenses (approximately \$600K). The current Board has increased that target to at least \$1 Million as the aging of our infrastructure continues to cost more to maintain. With the impact of the bulkhead project, this \$1 Million goal, which was targeted for 2019, will be delayed a few more years based on continuing the strict financial oversight exercised by the Board. Below is a pictorial history of the financial efforts of the Board/community.



2018 POOL SCHEDULE

Open May 26, 27, 28

Saturday 11 AM – 9 PM
 Sunday 11 AM – 9 PM
 Monday 11 AM – 9 PM (Memorial Day)

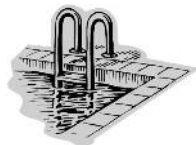
Start full time on June 2nd thru August 19th

Tuesday thru Sunday 11 AM – 9 PM
Closed on Mondays for super-chlorination

Open Weekends Only (Aug 25-26), (Sept 1-3)

Saturday 11 AM – 9 PM
 Sunday 11 AM – 9 PM
 Monday 11 AM – 9 PM (Labor Day)

If you need a new Pool Card or have not activated your card, please go to this Old Orchard website for the form.
<http://www.oldorchardtexas.com/pool.html>



Garage Sales

Saturday **April 28, 2018** from 7am to 12pm is set for residents to have garage sales at their homes if they wish. Leslie Gipson has graciously volunteered to organize it for our neighborhood this year. Leslie has posted an invitation on NextDoor and she can be reached there if you would like to participate or have questions.



Note the neighborhood gates will be open during the garage sale time period and signs will be posted at the entrance.

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Notable Notes

FBISD Planning

The Fort Bend Independent School District is planning to realign school districts, build new schools, and shutting others to accommodate the growing population and development in Fort Bend County. Please see this website for their studies and proposals:

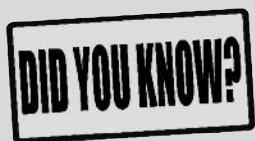
www.fortbendisd.com/planning-for-our-future

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 - call 811. More details at www.call811.com.

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Spring Cleaning



The OO Board recognizes and appreciates all the work the residents are doing in completing their "Spring Cleaning" and other needed maintenance on their residences as identified in the recent Audit. A number of residents have commented they are seeing significant improvements around the neighborhood. Thank you!

When it comes to the lawn, now is the time to put out fertilizer, weed killer, and replace those plants lost in the winter. Products such as Scotts Bonus S or Bayer 3 in 1 will both fertilize the grass and kill out unwanted weeds. Crabgrass takes a special product to prevent the growth. Always follow manufacturer recommendations when handling and applying.

There are a number of sources on the internet with recommendations and yearly timing of treatments for fertilizers, insecticides, herbicides, and fungicides. One such source can be found at: <https://ktrh.ihcart.com/articles/gardenline-fertilizer-schedule-478564>.

Please note the deed restriction inspections will restart in April with enforcements starting in May.

Safety Tip



As a reminder, The IRS does NOT initiate contact with taxpayers by email, text messages or social media channels to request personal or financial information. NEVER give personal information over the phone until you have confirmed their identity... you can always contact the IRS to confirm any inquiries. If you receive a phone call from someone claiming to be from the IRS but you suspect they are not an IRS employee, you can do the following: 1. Record the employee's name, badge number, call back number and caller ID if available. 2. Call 1-800-366-4484 to determine if the caller is an IRS employee with a legitimate need to contact you.