

# The Old Orchard Outlook



MARCH 2013

The Official Newsletter Of The Old Orchard Homeowners Association.

## Update from the Board



Greetings fellow Residents! Welcome to the first edition of OOO in 2013! This edition marks the first complete year under a resident directed HOA Board. Here is a quick recap of what your Board has been doing for the Old Orchard Community:

- Service contracts have been negotiated resulting in savings in several of them. While some savings were realized, other unforeseen expenses impacted the budget.
- Several resident-led committees have been cooperating with the Board to make our community a great place to live.
- Recycle and trash bins storage guidelines were implemented and we are close to a 100% adherence.
- Entrance gates are being monitored by 6 cameras and are now closed 24/7 - Please remember to use your entry code or ask for a remote control by contacting PMG.

Some of the projects the Board is considering for 2013 include the following:

- Finishing the iron fence on 1464 to the water plant.
- Demolishing the original keypad enclosure, and building a new enclosure around the keypad.
- Replacing and/or reinforcing various street signs around the community.
- Cleaning and refinishing tables and benches around the lake (Lake 3) and the playground area.
- Lakes water replenishment to maintain the water levels during drought times.

- Enforcement of the “No Street Parking” clause on the Declaration of Covenants (Deed Restrictions), Article VI – Section 4.

The Board asks for your cooperation. We still need volunteers that would like to take pride in their community and help with the different committees. We also ask for your questions/comments/concerns. Please contact the board at [oldorchardboard@yahoo.com](mailto:oldorchardboard@yahoo.com).

### Street Parking

Old Orchard Declaration of Covenants, Article VI – Section 4, states that parking on the street is prohibited at all times. It reads as follows: “Unless otherwise approved by the Modifications Committee, no vehicle shall be parked or kept in the Street in front of or side of any lot unless such vehicle is stored within a garage...” This regulation allows for the free flow of traffic in the community, as well as providing ample space for special (emergency/service) vehicles to drive and maneuver in the community. The Board of Directors, as well as other residents, has noted (and complained) about a lot of streets where parking in the street by homeowners makes navigating extremely difficult for residents, as well as school buses. The Board of Directors has reminded the community of the regulations and the problem continues to aggravate. The following guidelines were mailed to each homeowner in 2012:

1. Parking on the streets and in cul-de-sacs is not permitted provided there is space in the resident’s driveway. Any residents street-parked while the driveway is empty or can accommodate the vehicle are subject to towing. Street Parking at any time, day or night, hinders access by other residents and by emergency (ambulance/fire/police) and service (trash/recycle/etc.) vehicles, and increases the risk of blocking driver’s view of playing children, etc.

*(continued on page 3)*

# ACTIVITIES/SOCIAL



**This year, we have a 2013 Old Orchard Social Events Calendar to give you time to plan ahead, and Save-the-Dates.**

**Please continue to check [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) and register at [www.PMGHouston.com](http://www.PMGHouston.com) for more up-to-date information.**

Most all events will occur on Saturdays and will take place at the Clubhouse --

3rd Saturday - March 16 **International Harmony Potluck** 5:30 pm - 7:30 pm -- Any Multi-cultural Cuisine welcome.

3rd Saturday - April 20 **2nd Annual Egg Hunt** 10:00 am - 2:00 pm -- Must RSVP/\$5 Tickets & Baskets for sale. Silent Auction for new Playground.

3rd Saturday - May 18 **Congrats to Grads! Banquet** 5:30 am - 7:30 pm -- Must RSVP/\$5 Tickets may be Announced. Possible Door Prizes.

2nd Saturday - June 15 **Luau Potluck & Pool Fun!** 5:30 pm - 7:30 pm.

4th Saturday - June 29 **Fourth of July Festival** 11:30 am - 2:00 pm.

2nd Saturday - July 13 **Taste of O.O. BBQ Cook-off** 10:00 am - 2:00 pm.

1st Saturday - August 3 **Community Clean up** 10:00 am - 2:00 pm.

3rd Saturday - August 17 **Back to School Pool Party** 5:30 pm - 7:30 pm.

3rd Saturday - September 21 **Arts & Craft Vendor Fair** 10:00 am - 2:00 pm.

4th Saturday - October 26 **Trick Or' Treat Celebration** 5:30pm-7:30 pm.

3rd Saturday - November 16 **Thankfulness Potluck** 5:30pm-7:30 pm -- Traditional and Non-traditional cuisine from every household.

1st Saturday - December 7 **Cookies N' Cocoa with Santa** 5:30pm-7:30 pm.

3rd wk. Dec. 16-18 **Holiday Home Decor Judging** 6:00pm-10:00pm -- Lights Must be ON for Entry and

Judging Considerations.

Dec. 18 **Holiday Home Decor Announcements** 7:30 pm -- Winners will be announced on December 18th.

Contact the Social Committee if you have questions or suggestions on any of these activities.

We look forward to seeing you at the social events this year!

## Important Contacts

Have a question? Please refer to our website at: **[www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) (OOT)** for answers to your questions and important community updates.

### **Management Company (PMG)**

Leslie Baldwin (Community Manager)  
Email: [l.baldwin@pmghouston.com](mailto:l.baldwin@pmghouston.com)  
Tel: 713.329.7100

Jessica Nair (Assistant to Leslie Baldwin)  
Email: [j.nair@pmghouston.com](mailto:j.nair@pmghouston.com)  
Tel: 713.329.7167

### **Board of Directors**

Frank Kalkattawi  
Greg Martin  
Julio Acosta  
Email: [oldorchardboard@yahoogroups.com](mailto:oldorchardboard@yahoogroups.com)

### **Architectural Review Committee**

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

### **Common Area Landscaping Committee**

Faizan Atiq  
Email: [faizx79@yahoo.com](mailto:faizx79@yahoo.com)

### **Social Committee**

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

### **Compliance Committee**

Position open – contact the board

### **Newsletter**

Contact the Board

# BOARD UPDATE

(CONTINUED)

2. No vehicles may be parked on a resident's lawn at any time, nor street parked if the garage and/or driveway can accommodate it.

3. Overnight parking is not permitted in the Clubhouse/Pool parking lot.

The time for strict enforcement of this regulation is coming. Starting April 1st, any car parked in the street shall be subject to towing. The association will be contracting with a towing company to assist in enforcing the deed restrictions.

Thanks,

Old Orchard Board of Directors

**Community Website**  
**www.**  
**OldOrchardTexas**  
**.com**  
For All of Your Neighborhood Information

**RESIDENT OF OLD ORCHARD SINCE 2007**

Contact me if you are thinking of Selling or Buying

**DENNIS GRIGASSY**  
**832.338.5339**  
dgrigassy@gmail.com  
www.DennisGrigassy.com

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## FBC Alert System

While the FBC Alert system is not a real-time alerting system, it does provide rapid text notification and updates during a major crisis or emergency. FBC Alert delivers important emergency alerts, notifications and updates on a range of devices including your:

- E-mail account
- Mobile phone
- Blackberry, iPhone or Smartphone

When an incident or emergency occurs, authorized  
*(continued on page 6)*

**A SEA OF SMILES AWAITS!**

**GRAND PARKWAY**  
pediatric dental

**\$79 CHILD'S EXAM (NEW PATIENT)**

Includes: Bitewing X-Rays, Child's Exam, Basic Cleaning, Fluoride Treatment. Valid for Children 12 & Under  
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Richmond, TX 77406

# ABOUT CORTEZ POOLS

Cortez Pools Inc. - Telephone: 281-992-2600



Cortez Pools managed the Old Orchard Pool for the first swim season last summer. We found it is a quiet, family-friendly neighborhood. The first year working at a facility is always the most challenging, but thanks to your interested board representatives it made our experience much easier, with minimal complaints. We look forward to an even better swim season this year.

Cortez Pools, Inc. has been in business serving home associations in the area of pool management and trained lifeguard provisioning, maintenance, repairs and remodel for over 25 years. The company was established in 1983 and incorporated in 1990. We are a medium-sized company, serving neighborhoods in the Southwest side of Houston and Sugar Land, and Southeast, Clear Lake & Pearland. We have between 15 and 20 pools under management and we do not intend to exceed this limit. We have been this size for many years and have found that it is the right combination of size for scale advantage and for personalized service.

## Did Santa bring a new telescope for Christmas?

Are you possibly frustrated with not being able to figure out how that new 'scope works? Next is figuring out how to really "see" those objects once you find them! While a discussion of the many different telescope designs is far beyond the scope of this space, we can discuss some very basic telescope pointers that will hopefully avoid some frustration and make it easier to get started.

First, let's clear up a common misconception about telescopes: A telescope's primary purpose is *not* to magnify. Its primary purpose is to *gather light*.

Magnification is important, but a telescope's true power lies in the size of its *aperture* – the diameter of its primary mirror or lens. Larger apertures gather more light, allowing you to see fainter objects. A common mistake new telescope owners make is to go straight for the highest magnification available. What they don't realize is that typically in a telescope, as magnification increases, the field of view through the eyepiece decreases. Focus becomes critical, too. So, they end up pointing an unfamiliar instrument at an unfamiliar night sky and

## 2013 Old Orchard Pool Schedule

**Opening Day: Saturday, May 25**

**Closing Day: Sunday, September 29**

**Closed on Mondays for super-chlorination  
Open May 25, 26, 27**

Saturday 10 AM – 8 PM

Sunday 10 AM – 8 PM

Monday (Memorial Day) 10 AM – 8 PM

**Start full time on June 7th thru August 25th & 31st**

Tuesday thru Thursday 12 NOON – 8 PM

Friday, Sunday, Saturday 10 AM – 8 PM

**Open September Weekends Only & Labor Day**

Saturday 10 AM – 8 PM

Sunday 10 AM – 8 PM

Monday (Labor Day) 10 AM – 8 PM

For a printable calendar of pool open days go to:  
[www.oldorchardtexas.com/POOL/PoolOpenDays.Calendar-2013.pdf](http://www.oldorchardtexas.com/POOL/PoolOpenDays.Calendar-2013.pdf)

trying to find some fuzzy object through the smallest field of view. Even experienced observers can't find anything this way. Take your time and ease back on the magnification. You'll be surprised at the number of star clusters and nebulae you can observe at low power.

Something else most people don't realize is that looking through a telescope is a "learned" skill just like anything else. A skilled observer can look through the same instrument and see far more detail on the moon and planets than a beginner can, so once you spend the effort finding, centering, and focusing that object, reward yourself...spend some time *observing* it.

Should you find yourself bitten by the astronomy bug and really wanting to get 'serious' about this wonderful hobby, then I would recommend getting in touch with one of the local astronomy clubs. There are several large clubs in the Fort Bend and Houston areas, and all are open to visitors and very eager to assist beginners.

As always, I am happy to answer questions, so feel free to email me at the address below. Until next time...**Clear Skies!** Leonard Ferguson, [brazosnightsky@gmail.com](mailto:brazosnightsky@gmail.com), On Twitter: [@TexasAstronomer](https://twitter.com/TexasAstronomer).

# NEWS YOU CAN USE

## COMMITTEES NEED VOLUNTEERS

The committees who support the Board in different capacities are in need of volunteers. All of these efforts are done by other residents who volunteer their time to make Old Orchard a great place to live. Volunteers are needed for the following teams: Architectural, Social, Landscaping, and Enforcement committees. If you take pride in your community, have the time, and would like to contribute to your neighborhood, please make your desire known by contacting the Board at [oldorchardboard@yahoo.com](mailto:oldorchardboard@yahoo.com). By working together, we can make OO a special place to live for all residents.

## ADOPT-A-TREE PROGRAM

Old Orchard is in need of reforestation in the common areas. The Adopt-a-tree program was launched in 2012, and we are reviving it in 2013. The goal is to have residents sponsor a tree in the area of the community of their choosing. The following are the guidelines of the program:

- A 45 gallon size tree will be planted with 3 guiding stakes, mulch and a "bubbler" attached to the sprinkler system for irrigation.
- Sponsor selects the area where the tree will be planted.
- A small marker will be placed at the tree with the sponsor(s) name(s).
- You can sponsor a tree by yourself (100%) or share the cost with one or more residents.

If you would like more information about this program, please contact the Landscape Committee at: [faizx@yahoo.com](mailto:faizx@yahoo.com) or the board at [oldorchardboard@yahoo.com](mailto:oldorchardboard@yahoo.com).

## OBSERVATIONS ...

During the time that I work in Old Orchard, I get to take in some of the beauty of the wildlife in and around your ponds. However, there are some resident- responsibilities that go along with the attractions of your subdivision. Recently I saw one of the ducks trying to swallow a deflated balloon. I ran over and was able to retrieve the balloon knowing that it could get lodged in the intestinal tract of the bird and cause it a painful death. Items that are small and indigestible can kill fish, birds and other wildlife. Please consider the dangers in some simple oversights. Please try to do your part to keep the community clean so you and your children can continue to reap in the benefits of living in Old Orchard for years to come. Thank you. Phillip Lindhurst, Lindhurst's Construction.

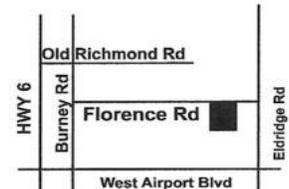
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## FBC Alert System continued...

Fort Bend County Office of Emergency Management personnel can notify you using this community alert system. FBC Alert is your personal connection to updates, instructions on where to go, what to do, or what not to do, who to contact and other important information.

FBC Alert is available to citizens of Fort Bend County as well as individuals traveling to or working in the county. Sign up now to receive alerts and emergency notifications.

All alerts are also posted to our Facebook and Twitter accounts. For more details, visit [fortbendcountytx.gov](http://fortbendcountytx.gov).

The FBC Alert system is not meant to be a real-time alerting system. For access to a real-time alerting system the County uses the Neighborhood Early Warning System (NEWS) through the Fort Bend County Sheriff's Office. NEWS sends phone messages to landline telephones located within the county. There is no need to sign-up or activate NEWS, as having a landline automatically adds you to the system.

*Old Orchard Homeowners Association assumes no responsibility for the choice of advertisements within this publication.*

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