

# The Old Orchard Outlook



SEPTEMBER 2016

The Official Newsletter Of The Old Orchard Homeowners Association.

## UPDATE from the Board:



**WE NEED YOU**

### Preparing for the HOA 2016 Elections in October

#### What are the responsibilities of the HOA Board of Directors?

The Board of Directors have the fiduciary and legal responsibility for the decisions, management and execution of the community's common property and infrastructure as outlined in the community deed restrictions and covenants and as prescribed by Texas state law. Since Old Orchard is not a city or town with its own local government, the HOA serves the purpose of ensuring the community receives the necessary services for a well-maintained environment.

#### Who can run as a candidate for the HOA Board of Directors?

Any homeowner who is considered a member of the Old Orchard Homeowners' Association can run as a candidate for the HOA Board of Directors. **Only those residents in good standing are able to participate.**

#### When are the HOA Board of Directors' elections?

The candidacy process starts now, with the formal elections occurring the last Thursday, October 27, 2016. Results are announced at the Annual Meeting. Additional information will be announced on [www.oldorchardtexas.com](http://www.oldorchardtexas.com).

#### How many HOA Board of Directors' positions will be open for vote in 2016?

Two positions, with a three-year term.

#### When will candidate nominations be accepted?

Anyone interested in running for the HOA Board must be a resident and member of the Old Orchard Homeowners' Association and must complete an application for candidacy.

#### When will candidates be announced to the community?

Approved candidates will have their nomination and bio information published on the Old Orchard website, as well as mailed to all residents in the October time frame with Absentee Ballots. Dates are subject to change; for the latest information refer to [www.oldorchardtexas.com](http://www.oldorchardtexas.com).

For further information, please contact the Old Orchard Nominating Committee Chair, Greg Armstrong, via email [garmstrong57@outlook.com](mailto:garmstrong57@outlook.com), or the Old Orchard HOA Email, [oldorchardboard@yahoo.com](mailto:oldorchardboard@yahoo.com).

Sincerely,  
The Old Orchard Homeowners Association Board

## 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.**

Jonathan Rivera (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**

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

#### **Newsletter**

Contact the Board

# OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2016 Assessments - 617 homes at \$1,125 each	\$694,125.00			
Addtl Income	\$2,688.00			
<b>INCOME</b>	<b>\$696,813.00</b>			
<b>EXPENSE</b>	<b>BUDGET AMOUNT</b>	<b>% of Budget</b>	<b>Spent YTD - Jun</b>	<b>Remaining funds</b>
Administrative	\$83,900.00	12.04%	\$39,819.48	\$44,080.52
Contracted Services	\$274,799.60	39.44%	\$126,113.53	\$148,686.07
Maintenance Services	\$53,520.00	7.68%	\$30,346.15	\$23,173.85
Utilities	\$147,000.00	21.10%	\$60,864.46	\$86,135.54
<b>Total Required Expenses</b>	<b>\$559,219.60</b>	<b>80.25%</b>	<b>\$257,143.62</b>	<b>\$302,075.98</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>\$0.00</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>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 Assesments - Expenses</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$257,143.62</b>	<b>\$439,669.38</b>

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## Old Orchard Benches & Streets

The board is happy to announce the that installation of added benches throughout our community has been completed. The community was able to strategically add 7 benches surrounding lakes 2, 3 and 5 as they have walking path access. Additionally, the board added an additional cross walk between lakes 2 and 5 to assist residents in crossing between the lakes.



As improvements/maintenance continue in our community, the board voted to have all common area streets restriped. The restriping project restriped all existing stop bars, speed bumps, crosswalks, entrance areas and included replacing missing road buttons in areas that have over time become unglued in the various sections of Old Orchard.

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## Summer Lawn Tips:

**1. Treat for lawn bugs.** Chinch bugs and grub worms feed on the root system of St Augustine grass. Both insects are difficult to detect in your lawn, but their damage is easily noticeable. Look online for treatment options. **2. Water your lawn properly.** An inch of water a week serves as a good rule of thumb. **3. Trim trees and shrubs.** Tree trimming should be done by raising the shade canopy by removing the lower branches from the trees. Consult a professional if your not sure of anything needed or required for your lawn.

# What will you do afterschool?

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