

The Old Orchard Outlook



JANUARY 2014

The Official Newsletter Of The Old Orchard Homeowners Association.

Update from the Board

Happy New Year 2014!

Wishing everyone the best, welcome to the first edition of Old Orchard Outlook in 2014. 2013 was a good year for our community and we expect to continue making progress in 2014. Some of the big accomplishments in 2013 – Playground Extension and Enhancement, Entrance Gate Repainting, Demolition of old keypad structure, New stone enclosure around keypad, Landscaping improvements on Lake 2 and The Manor. There are other improvements planned for 2014 centered on the safety and security of our neighbors.



Continued Speeding in the Neighborhood

Reckless driving and speeding has been observed in our neighborhood. While we cannot have a police officer patrol our subdivision, as a community, we have to take other measures to ensure the safety of our neighbors and kids. A group of concerned residents made and ratified a motion to have Speed Bumps/Humps installed to reduce the speeds in our streets. This motion was made at the special December meeting. The board of directors is currently reviewing bids to install them on our main streets and intersections. Remember OO speed limit is 30 MPH.

Multiple Front Gate Accidents

During 2013, we had 4 major accidents at the front gate. Only one of those occurred at night. The other 3 happened in broad daylight. After carefully reviewing the video from the surveillance cameras, it appears that these accidents have happened as a result of excessive speed approaching the gates, stopping too close to the gate and/or impatience at waiting for the gates to open. It has been recommended that installing speed bumps in the gate area could reduce these happenings. Again, this was motioned and approved by a group of concerned residents at the December meeting.

HOA Assessments Increase

The Board conducted a special meeting held on Sunday December 15th, 2013 to answer questions about the assessments increase. Historical figures and graphs were presented that show the budget vs. expenditures starting in 2008 through 2013 with a projection for 2014. These figures also included the history on the assessment rates. From 2008 through 2012, the HOA had operated with a large deficit. The HOA became resident controlled in 2012 and the board of directors set out to reduce the deficit. We are pleased to announce that at the end of 2013, we are now making progress into creating a cash reserve for the community. Just like in our personal budgets, it is recommended to maintain a (1) years' worth of expenses in reserves. It will take us a few years to get there, so with careful funds management, the board expects to keep the assessments from increasing further. The board was dismayed that with so much expressed concern about the assessments increase, only 15 homes out of 617 total homes in our community, a mere 2%, were represented at the meeting. The graph will be posted on the community page through

(continued on page 3)

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 (OOT) for answers to your questions and important community updates.

Management Company: MASC Austin Properties, Inc.

Bill Gard (Community Manager)
Email: BGard@mascapi.com
Tel: 713-776-1771
Website: www.mascapi.com

Board of Directors

Frank Kalkattawi
Rodney Warner
Julio Acosta
Email: oldorchardboard@yahoo.com

Architectural Review Committee

Julio Acosta
Email: oo_arc_chair@yahoo.com

Common Area Landscaping Committee

Faizan Atiq
Email: faizx79@yahoo.com

Social Committee

Renel Edmonds
Email: OldOrchardSocialCommittee@yahoo.com

Parking Compliance Committee

John Richardson
Email: j-rich@sbcglobal.net

Newsletter

Contact the Board

2013 BUDGET RECAP

O.O. (Old Orchard) Community Association Inc.			
2013 Assesment	\$576,895.00		617 homes at \$935 each
EXPENSE	BUDGET AMOUNT	% of BUDGET	Spent YTD December
Administrative	\$49,013.00	8.50%	\$35,732.34
Contract Services	\$216,405.48	37.51%	\$246,062.99
Maintenance	\$58,865.00	10.20%	\$44,807.58
Utilities	\$138,065.95	23.93%	\$130,394.35
Total Required Expenses	\$462,349.43	80.14%	\$456,997.26
Capital Repairs/Improvements	\$20,392.07		
Landscaping Lake 2 (Front)			\$10,286.94
Playground Extension			\$21,097.00
Front Gate Enhancements			\$10,831.42
Total Improvements	\$20,392.07	3.53%	\$42,215.36
Reserve Funding	\$94,153.50	16.32%	\$31,385.00
Total 2013 Assesment - Expenses	\$0.00	100.00%	\$46,297.38

100 Billion Reasons

BRAIN waves™

With 100 billion neurons still forming connections, your child's brain is remarkably unfinished at birth. Research has found that significant connections are either developed or lost by the age of five.

At Kids 'R' Kids Learning Academies, we use our Brain Waves™ Curriculum designed with activities to support healthy brain development during your child's most critical years—maximizing their mental capacity for educational success.



Exclusive Curriculum focused on Brain Development

Kids 'R' Kids
Learning Academy

11118 S. Hwy 6, Sugar Land
(West Airport/Hwy 6)
281-575-0011
KidsRKidsSugarLand.com

Brain Development Videos



Just
Do It.

SELL US YOUR CAR!

TEXASDIRECTAUTO.COM

We make buying and selling fun!

Scan and sell us your car or search our inventory

BOARD UPDATE (CONTINUED)

the management property website for community review: www.mascape.com/masc_api_031.htm. If additional questions need to be answered, please contact our community manager, Bill Gard, for assistance.

Community Amenities vs. Budget

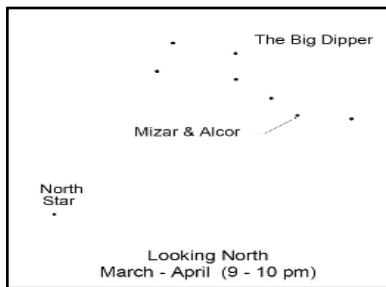
There is another concern about the apparent lack of amenities and the assessment increase. Please keep in mind that new amenities are only one portion of what the budget covers. The large majority, 41% of the budget, is spent in the upkeep of the community. The next big item pertains to the expense in utilities (water, electricity and telephone) for the common areas at 22% of the budget. The 2014 budget has an allocation of 14% for community improvements. Being a gated community, the HOA funds pay for anything and everything inside the gates including roads, sidewalks, and any subsurface infrastructure. This is another reason why it is so important to maintain a cash reserve fund. If you would like to review the 2014 budget, please find a copy at www.mascape.com/masc_api_031.htm. If you would like to discuss, or review any of the contracts and/or monthly expenses, please contact Bill Gard for assistance.

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 Bill Gard to express your interest.

Questions, Concerns, Complaints, Praises

The board asks for your cooperation and comments. Please submit your comments and concerns to the Management Company and our Community Manager, Bill Gard at bgard@mascape.com or 713-776-1771. Please do not go knocking on HOA board members' homes. Please respect the privacy of your HOA board of directors.



Double Stars

Some of my favorite objects to observe with a small telescope are Double Stars. They're bright, resolve well with a small telescope, many are easy to find and they often display beautiful

color combinations. These qualities also make them good targets for a beginner with a small telescope.

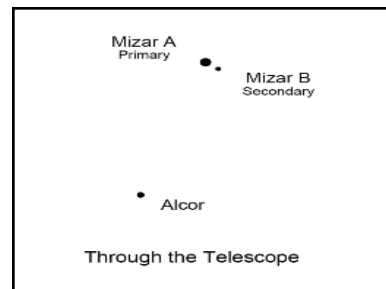
If you want to give these a try, a good one to start out with is Mizar – a double star system about 78 light-years away. It's the middle star in the handle of the Big Dipper, so it's easy to find. By late March to mid-April, the Big Dipper will be visible high in the northeastern sky around 9:30 pm. It will be upside down, so reference the chart to get an idea what to look for. When you find Mizar, if you have sharp eyesight and steady skies, you should be able to see a faint star called Alcor right next to it.

Legend has it that some ancient cultures used Alcor as an eye test. If you could see Alcor, your eyesight was good! Mizar and Alcor together are sometimes called the "Horse and Rider."

If you have a telescope, try taking a look at Mizar at low power and what seems to be a single star to the unaided eye, resolves into a tiny pair of stars – the double star!

The brighter of these two (known as the primary) is called Mizar "A" and is about 2-1/2 times as massive as our own sun. The secondary, Mizar "B," is a bit smaller and actually orbits the primary, taking several thousands of our years to complete an orbit. Mizar was first identified as a double star in the year 1650 and is thought to be the first double star ever observed through a telescope.

It is estimated that our Milky Way Galaxy is home to over 200 billion stars. Of those, over half are thought to reside in double or multiple star systems – so when you're done observing Mizar, there are plenty more out there!



Until next time, Clear Skies!

Leonard Ferguson
brazosnightsky@gmail.com

Considering Selling?
Want to know what your house is worth?
FREE CONSULTATION!



My goal —
Your house: **SOLD**
at the **BEST**
POSSIBLE PRICE
in the **SHORTEST**
TIME!

Dennis Grigassy, Sr.
Texas Realtor® since 2001

832.338.5339
dgrigassy@gmail.com

I AM A RESIDENT OF OLD ORCHARD!

KELLER WILLIAMS
REALTY SOUTHWEST

www.DennisGrigassy.com

Old Orchard Calender of Events

Please check our website,
www.OldOrchardTexas.com
for updates.

Neighborhood Realtor

An Agent You Can Trust
Bringing homes and people together



Xiaoyong "Helen" Liu
832-586-8268
helenboit@kw.com
www.helenboit.com
Keller Williams Realty Southwest

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

Proven and Trusted Experts in Painting™



Interior & Exterior Painting • Sheetrock Repair • Texturing
References • 2-Year Warranty • Fully Insured
Wallpaper Removal • Light Carpentry • Deck Staining

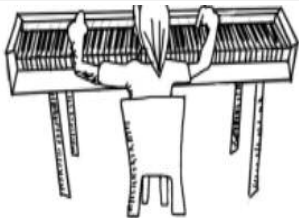
Call CertaPro Painters® today to
schedule your FREE estimate

281-937-7460

<http://fort-bend-central.certapro.com>

CertaPro Painters®
★ ★ ★ ★ ★

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or info@preparedpublications.com.



*Homeschoolers
Welcomed!
*AP Music Theory
Tutoring

Piano Lessons Close to You!

Lesson availability on
Tuesdays & Wednesdays.

Contact Dr. Janet Soller
today!

Just minutes away for
residents in Orchard Lake
Estates and Old Orchard.
Located off Farm Road 1464.

832 999 4312

Sugar Land Music Academy

www.sugarlandmusicacademy.com



Primrose School of Sugar Land

281.277.8585

Primrose School at Waterside Estates

281.342.2900

Engage minds and
hearts will follow.

- Educational accreditation
- Surpasses state standards for student-teacher ratios
- Exclusive Safe School Plan (strict health, safety, and security standards)



Primrose Schools
The Leader in Educational Child Care®

Each Primrose School is privately owned and operated. Primrose Schools and The Leader in Educational Child Care are trademarks of Primrose School Franchising Company. ©2009 Primrose School Franchising Company. All rights reserved.