

# The Old Orchard Outlook



AUGUST 2014

The Official Newsletter Of The Old Orchard Homeowners Association.

## Update from the Board

### Old Orchard's HOA and Board of Directors explained.

A multitude of questions have been raised at the board meetings regarding what the Board of Directors does and to what extent we can act. The following excerpts are a verbatim citation from the Declaration of Covenants, Conditions and Restrictions for Old Orchard in Article III – O.O. Community Association Inc. (OO CAI)



***Section 1 – Organization.*** *The Association has been organized and formed as a non-profit corporation under the laws of the State of Texas. The principal purposes of the Association are the collection, expenditure, and management of the maintenance funds, enforcement of the restrictions contained herein and in the Supplemental Declarations, providing for the maintenance and preservation of the Area of Common Responsibility and the facilities of the Association, and architectural control of the lots.*

***Section 2 – Board of Directors.*** *The Association shall act through a Board of three (3) Directors, which shall manage the affairs of the Association as specified in the By-Laws. The number of Directors may be changed by an amendment of the By-Laws.*

Also, **Article IV – Covenant for Maintenance Assessments** – explains how your annual fees are to be used.

***Section 1 – Purpose of Assessment.*** *The assessments provided for in this Declaration shall be used by the Association to maintain and keep in good repair the Area of Common Responsibility and for the general purposes of promoting the common benefit of the Owners and occupants in the Properties. The judgment of the Board of Directors as to the expenditure of assessments shall be final and conclusive so long as its judgment is exercised in good faith.*

There is a list of 15 primary areas of responsibility for the Board of Directors on your behalf. This list is not all inclusive of the responsibilities of the Board of Directors. The Board of Directors encourages you to review the complete Declaration of Covenants so you are aware of what our responsibilities are and how we act on your behalf. The Board of Directors is composed of members (homeowners) of the community so our common interests, safety, and security are paramount as well as maintaining or enhancing the value of your investment (your home). Should you require a copy of this document, please use the following link to print it:

<http://www.mascapi.com/documents/OO/4.%20Declaration%20of%20Covenants.pdf> or contact Austin Properties and ask for a copy to be sent to you.

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

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

Francis Coria (Community Manager)  
Email: [fcoria@mascapi.com](mailto:fcoria@mascapi.com)  
Tel: 713-776-1771  
Website: [www.mascapi.com](http://www.mascapi.com)

### **Board of Directors**

Frank Kalkattawi  
Rodney Warner  
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**

Carole Roberts  
Email: [caroleroberts53@gmail.com](mailto:caroleroberts53@gmail.com)

### **Clubhouse Committee**

Zeeshan Khurshid  
Email: [Zee.khursid@gmail.com](mailto:Zee.khursid@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.					
2014 Assessments - 617 homes at \$1,025 each	\$634,276.00				
EXPENSE	BUDGET AMOUNT	% of BUDGET	Spent YTD - June 2014	Remaining funds	Notes
<b>Administrative</b> - Audit, Office Expenses, Supplies, Postage, copies, Taxes, Insurance, Website, etc.	\$55,800.00	8.80%	\$38,123.80	\$17,676.20	
<b>Contracted Services</b> - Landscaping, Lake Mgmt, Management Co., Pool, Trash	\$263,828.04	41.60%	\$123,158.96	\$140,669.08	
<b>Maintenance Services</b> - Exterioring, Clubhouse cleaning, Clubhouse A/C, Lake Chemicals, Gates, Fences	\$47,520.00	7.49%	\$26,393.83	\$21,126.17	
<b>Utilities</b> - Street Lighting (whole community), Water service (irrigation), Water Service (Lake replenishment), Internet Access (for first game cameras)	\$141,000.00	22.23%	\$72,658.32	\$68,341.68	
<b>Total Required Expenses</b>	<b>\$508,148.04</b>	<b>80.11%</b>	<b>\$260,334.91</b>	<b>\$247,813.13</b>	Annually REQUIRED to maintain/run the community
<b>Planned Capital Repairs/Improvements</b>					
*Fence	\$50,000.00	7.88%	\$0.00	\$50,000.00	
*Speed Bumps	\$16,200.00	2.55%	\$10,498.00	\$5,702.00	35% Savings
*Entrance Lighting	\$5,000.00	0.79%	\$3,922.35	\$1,077.65	22% Savings
*Signs	\$5,000.00	0.79%	\$4,790.00	\$210.00	4% Savings
*Pool	\$12,000.00	1.89%	\$0.00	\$12,000.00	
<b>Total Improvements</b>	<b>\$88,200.00</b>	<b>13.91%</b>	<b>\$19,210.35</b>	<b>\$68,989.65</b>	
<b>Reserve Funding - Emergency Fund</b>	<b>\$37,927.96</b>	<b>5.98%</b>	<b>\$43,967.96</b>		
<b>Total 2014 Income - Expenses</b>	<b>\$0.00</b>	<b>100.00%</b>	<b>\$323,513.22</b>	<b>\$310,762.78</b>	



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## SUMMER LAWN TIPS:

It's best to only fertilize your lawn a couple of times a year, once in the spring and then again in midsummer with a food specially blended for lawns. You'll find these blends higher in nitrogen than other elements (the first number in a series of numbers on the fertilizer bag). Nitrogen is what stimulates vigorous growth and deep green color.

One reason to fertilize only a couple of times a year is because fertilizing more often can mean too much growth — you can work constantly trying to keep it mowed and watered. So, by reducing the amount of fertilizer, you can save yourself time and energy. Also, by allowing your grass to grow longer, just by an inch or so more in summer, you can probably reduce your watering a bit more. The taller blades of grass cut down on water evaporation from the soil.

Fertilizing can be confusing because there are so many different blends out there to choose from. For instance,

there are some that actually have pre-emergent herbicide mixed with the fertilizer to keep weed seeds from germinating. Experts say, that if you are going to use pre-emergents, it's better not to use the blends because they're not as effective as applying pre-emergents separately from the fertilizer.

It's always best to fertilize your lawn after mowing and when the grass is dry. If the grass is wet, the fertilizer will stick to the blades and can burn the lawn.

To get even distribution for your lawn, consider setting the gauge at a low setting and go over the area several times, making sure that each pass of the spreader overlaps the last. This will give the lawn a nice even color without dark streaks from over-fertilized areas.

After you have fed it, just water it in. Here's to a great looking lawn this summer!

## COMMUNITY UPDATES:

### Yard and Grass Clippings – Friendly Reminder

It has been noticed a large number of homes with grass bags and tree clippings (branches from trees and palms) on the sidewalk for up to a week. Please note that this is considered trash and you must place those in the back of your home and bring them out on trash day (Wednesday). You could receive a deed restriction violation letter if this is observed in accordance with the regulations set on **Article VI, Section 6 of the Declaration of Covenants**. *Please ask your landscaper to leave the bags in your backyard once the work is finished.* If the bags are left outside, please take the time to pull them into your backyard. Following these guidelines will maintain an orderly and beautiful community and prevent you from being fined.

### New Community Manager Named

MASC Austin Properties, our community management company, announced the appointment of a new manager after the departure of our previous one. The new manager's name is: **Ms. Francis Coria**. She can be reached at: 713-776-1771 or [fcoria@mascapi.com](mailto:fcoria@mascapi.com).

### HOA Board Open Position

A 3 yr. term Board position will be up for elections at the Annual Meeting this October. If you would like to postulate for this position, please contact the Nominating Committee – Greg Armstrong, Roy Hall and Julio Acosta at [oo\\_arc\\_chair@yahoo.com](mailto:oo_arc_chair@yahoo.com).

### Entrance Gates Safety – Things to remember

- Please ensure your remotes are functioning. Check the battery and replace if necessary. If you need a remote, please contact our Community Management Company (713-776-1771) to obtain one.
- On the exit side, please approach the gates slowly. After clearing the speed bump, please allow time for the gate to open completely. **Please form TWO lines when exiting.**
- On the entrance side, **please form TWO lines when entering.** Do not form a single line in the middle of the two lanes as this will back up the cars to FM 1464 allowing only 3 or 4 when up to 6 or more could be fit when using the two lanes. Please allow the gate to open completely before proceeding forward.
- Please maintain proper speed when approaching the gates.

### 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, Francis Coria at [fcoria@mascapi.com](mailto:fcoria@mascapi.com) or 713-776-1771. It is also suggested to attend the monthly Board meetings held the **last Thursday of every month at 6:30 pm** at the clubhouse. There is a resident open forum where you can voice your concerns.

## Considering Selling?

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## News That You Can Use

### Board meetings

HOA Board Meetings are usually held on the last Thursday of most months, 6:30pm, at the Clubhouse. Please contact the board and/or the management company in advance to be sure there haven't been any changes in date/time/place. All residents are welcome, and encouraged, to attend these meetings.

### Calendar of events

Please check our website, [www.OldOrchardTexas.com](http://www.OldOrchardTexas.com) for updates.

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