

The Old Orchard Outlook



DECEMBER 2016

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Board Member Elections

The Board is excited to announce the election of two new Board of Directors: Rodney Warner and Zeeshan Khurshid.

Please congratulate and welcome these two individuals back to the board. The Board of Directors for 2017 will be as follows:

President / Treasurer – Julio Acosta

Vice President – Zeeshan Khurshid

Secretary – Rodney Warner

At- Large Position 1 – Greg Armstrong

At- Large Position 2 – Sulabh Upadhyaya

Holiday Fireworks

Very few of us in the spirit of the Holidays would throw a bag of garbage out of our moving car onto the side of the road. Nor would we toss paper debris in front of our neighbor's yard and yell out a cheerful "Happy Holidays!". Yet in celebration of the Holiday Season and especially the New Year we light dozens of fireworks, dance around the yard with our sparklers, enjoy each other's company, and then bid a late goodnight without cleaning up the mess we made all over our streets. Plenty of responsible people out there make sure to ignite and dispose of fireworks responsibly...but we all know a couple celebrators from the past who may need a friendly reminder to keep our neighborhood clean. Waking up to a giant firework graveyard could be discouraging and a reason for procrastination so let's get it all cleaned up quickly.

Most importantly Be Neighborly!

Sometimes we do things just to be a good neighbor. Encourage a neighborly spirit with your neighbors and with our common areas such as the clubhouse and lakes by taking responsibility for your mess. If you made the mess please clean it up, if not in the end we ALL have to pay to get it cleaned up and that is not a good use of time or energy to say the least. If you see something, say something when it comes to respecting the community.

Sidewalks and Maintenance

When owners move into an HOA, most have a basic idea of who's responsible for repairs and maintenance in their unit, and who's responsible for the common areas—even if they don't bother to read the governing documents, which they should.

Generally, it's understood that the owners are responsible for items within "the four walls", such as the floors, walls, etc.; and the association is responsible for common areas or systems such as the clubhouse, the pool and common area land-

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.

Jonathan Rivera (Community Manager)
Tel: 713-776-1771
Website: 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

Clubhouse Committee

Zeeshan Khurshid
Email: zee.khurshid@gmail.com

Social Committee

Renel Edmonds
Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

Continued on page 2

BOARD UPDATE (CONTINUED)

scaping. As our community matures, the need for certain strategic maintenance tasks arise. One in particular is the sidewalks and curbs found in front of your home. As these sidewalks continue to settle and age, the brunt of repairing and maintaining them fall amongst the homeowner and NOT the HOA. This is evident in the article below:

SECTION 26. OWNER'S MAINTENANCE. Each Owner and Occupant of a Lot shall at all times be obligated to maintain his property and all improvements there upon as well as the area between the boundary lines of his Lot and the curb or edge of the pavement of the adjacent Streets, so as to keep same in a clean, slightly and safe condition and to conform with any specific standards which the Board of Directors may adopt by resolution for the Properties. Unless expressly assumed by the Association, an Owner's maintenance obligation shall include, but not be limited to: the maintenance of all visible exterior surfaces of all buildings and other improvements; the prompt removal of all paper, debris, and refuse; the removal and replacement of dead and diseased trees and plantings; the removal of all snow and ice from paved areas; the repair, replacement, cleaning and reclamping of all signs and lighting fixtures; the mowing, watering, fertilizing, weeding, replanting and replacing of all landscaping; and, during construction, the cleaning of dirt, construction debris and other construction-related refuse from streets and storm drains and inlets. The responsibilities of the Owner or each Lot here under also include the obligation to maintain, repair and replace when necessary the public sidewalk along the front of the Lot and along the side on corner lots, which is constructed either within the right-of-way of the adjacent street or within an easement across the lot. In the event an Owner fails to maintain his lot and such adjacent property as specified above, the Association shall have the right, but not the obligation, to enter upon the applicable lot to perform the necessary work as more specifically set forth in Article IX hereof.

OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2016 Assessments -				
617 homes at \$ 1,125 each	\$694,125.00			
Add'l Income	\$2,688.00			
INCOME	\$696,813.00			
	BUDGET	% of	Spent YTD -	Remaining
EXPENSE	AMOUNT	Budget	Oct	funds
Administrative	\$83,900.00	12.04%	\$63,323.28	\$20,576.72
Contracted Services	\$274,799.60	39.44%	\$227,172.91	\$47,626.69
Maintenance Services	\$53,520.00	7.68%	\$63,667.30	(\$10,147.30)
Utilities	\$147,000.00	21.10%	\$110,517.06	\$36,482.94
Total Required Expenses	\$559,219.60	80.25%	\$464,680.55	\$94,539.05
Long Term Maintenance Reserves				
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
Total Long Term Maintenance	\$57,000.00	8.18%	\$0.00	\$57,000.00
Cash Reserve Funding -				
Emergency Fund	\$59,617.40	8.56%		\$59,617.40
Planned Improvements / Repairs				
FOUNTAIN REPLACEMENT	\$20,976.00	3.01%	\$0.00	\$20,976.00
Total Improvements	\$20,976.00	3.01%	\$0.00	\$20,976.00
Total 2016 Assessments - Expenses	\$0.00	0.00%	\$464,680.55	\$232,132.45

Winter Lawn Tips for a Better Spring Lawn

The winter is when you spend the least amount of time thinking of your lawn. Unless you live in an area that is relatively warm all year long, chances are you have put the lawn mower away and are ready for a few months of relaxation before you have to start the lawn maintenance routine again.

There are a few things you can do during even the harshest winter that can ensure a beautiful, lush yard once spring rolls around again.

Late fall or early winter are the best times to fertilize cool season grasses. Since the majority of the lawns in North America are made from these grasses, like Bermuda and bluegrass, it is a good bet your yard has a typical cool season blend.

Before the first freeze, give your lawn a thorough fertilizing to replace all of the nutrients that can be lost from the soil during the hot summer months. Once the weather turns cold, the fertilizer will remain in the soil and feed your lawn's roots all winter long.

When spring comes your lawn will be full of healthy, lush, green grass that has been feeding on good fertilizer nutrients underneath the snow.

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Holiday Safety Tips

- Be aware of your surroundings. Look for suspicious persons, etc. when you are in any area.
- Stay off the phone while shopping or walking to/from your car. This distraction makes you a target to thieves.
- Remember where you parked your car. Being unable to locate a car can cause you undue confusion and stress that may present you as a better target to a criminal. *Note* take a picture of your parking location (section number and mall entrance) on your cell phone. This will make it easier to find your vehicle later.
- Park in an area that is well lighted. Keep in mind if you are shopping at a mall, the time that the store closes from which you entered the mall. This may keep you from having to walk unnecessary distances to your car if you find the store has closed earlier than you expected.
- Shop in pairs at the very least. Take a friend or family member shopping with you. There is something to be said for safety in numbers.

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