

# The Old Orchard Outlook



NOVEMBER 2014

The Official Newsletter Of The Old Orchard Homeowners Association.

## Outgoing President's Message:

Dear Residents,

It has been an outstanding journey working with the community over the past 6+ years and taking Old Orchard to higher standards. I became active in the community when I purchased my house in 2008. At that time, we were developer controlled as houses were being built and new neighbors moving in. We started a message board that served the purpose of enhancing communications within the community and created many resident meetings and social events. We formed a transition committee to help address many concerns raised by the community and addressed them with the developer. When the developer left, there were several items not completed, such as sections of iron fence, sidewalk ramps, large landscaping area left bare, etc. The transition committee and the new Board of Directors took action to complete the short-falls. As many of you know, when we were developer controlled, not much attention was given to cost control and our balance sheet was in the red reaching -\$178K. Statistics show that a community this size should maintain at least 6 months, if not 12 months' worth of reserves. Once the developer left and we became resident controlled, aggressive action was taken to review and enhance all contracts. Decisions were made with the involvement of not just only the Board of Directors, but with multiple committees formed to ensure community input was at the heart of actions being taken. When we became homeowner controlled, we slashed our electrical contract by over 30%, pool contract over 22%, and so forth. Over the past few years, after aggressive cost control and enhancement in services, we managed to turn our finances in a positive direction. We now have over \$150K in reserves.

The Board of Directors' main objective is to protect homeowner value, so the board collected input from the community, met with real estate professionals and mapped out a long term strategy on how to make Old Orchard more competitive and attractive in comparison to other master planned communities. The Board of Directors recognized that once the home builders leave, traffic is gone. This can be good but it has its caveats. This is why the long term plan was to initiate several prioritized projects to enhance the subdivisions curb appeal and attraction. Some of the projects that were completed are: expanded the playground, focused on street safety, improved our working gate camera system, enhanced LED lighting and landscaping in the front of the gates, continued several big landscaping projects throughout the subdivision, a monument sign for the villages, and more. Other projects on the plan and under review, are staining the fencing along Old Orchard Drive (from the club house to the manor section), a pavilion (Shade structure) between the two playgrounds, enhanced community water features such as water slides and larger splash pads.

Now that my 3 years as Association President is coming to a close, I will always participate and help in community activities. By the time this newsletter is published, our annual meeting would have been conducted. In this year's annual meeting, we have three great candidates and I wish them all the best in the election. At the same time, we have a very critical amendment of increasing the Board of Directors from 3 to 5 equal voting members. I look forward to this vote and hope that this amendment passes for more enhanced community involvement and oversight. I wish the newly elected Director the best in taking the torch and moving forward in a collaborative way with the community. Thanks to the board, committees and all residents that participated in helping the community achieve success.

Old Orchard Board President,  
Frank Kalkattawi

## 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.

Jonathan Rivera (Community Manager)  
Tel: 713-776-1771  
Website: [www.mas capi.com](http://www.mas capi.com)

### Board of Directors

Frank Kalkattawi  
Rodney Warner  
Julio Acosta  
Email: [oldorchardboard@yahoo.com](mailto:oldorchardboard@yahoo.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 \$ 1,028 each	\$634,276.00				
EXPENSE	BUDGET AMOUNT	% of BUDGET	Spent YTD - Sep 2014	Remaining funds	Notes
<b>Administrative</b> - Audit, Office Expenses/Supplies, Postage, copies, Taxes, Insurance, Website, etc	\$55,800.00	8.80%	\$44,163.46	\$11,636.54	
<b>Contracted Services</b> - Landscaping, Lake Mgmt, Management Co., Pool, Trash	\$263,828.04	41.60%	\$197,448.58	\$66,379.46	
<b>Maintenance Services</b> - Exterminating, Clubhouse cleaning, Clubhouse AC, Lake Chemicals, Gates, Fences	\$47,520.00	7.49%	\$32,502.45	\$15,017.55	
<b>Utilities</b> - Street Lighting (whole community), Water service (irrigation), Water Service (Lake replenishment), Internet Access (for front gate cameras)	\$141,000.00	22.23%	\$113,340.67	\$27,659.33	
<b>Total Required Expenses</b>	<b>\$508,148.04</b>	<b>80.11%</b>	<b>\$387,455.16</b>	<b>\$120,692.88</b>	What is annually REQUIRED to maintain/run the community
<b>Planned Capital Repairs/Improvements</b>					
*Fences	\$50,000.00	7.88%	\$0.00	\$50,000.00	
*Speed Bumps	\$16,200.00	2.55%	\$10,498.00	\$5,702.00	Underbudget by 35%
*Entrance Lighting	\$5,000.00	0.79%	\$4,453.85	\$546.15	
*Signs	\$5,000.00	0.79%	\$4,790.00	\$210.00	
*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>\$19,741.85</b>	<b>\$68,458.15</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>\$451,164.97</b>	<b>\$183,111.03</b>	

**FACT:**

85% of core brain structure is developed by age four.



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## ARE YOU ON NEXTDOOR?

We've recently started setting up a "NextDoor.com" resident signup/message system at the suggestion of the Ft. Bend County Sheriff's Dept. For details on joining Nextdoor, please see below:



Nextdoor Old Orchard



Your neighbor, Dennis G., invites you to join: "At the suggestion of our Sheriff's Department Old Orchard is now using a private online network called Nextdoor. As of 10/20/2014 we have almost 100 households signed up out of 617 homes total."



TO JOIN, VISIT:  
[nextdoor.com/join/JHZEDD](http://nextdoor.com/join/JHZEDD)

## 100 Billion Reasons



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Infants- 12 years old

Brain Development Videos



# UPCOMING OLD ORCHARD EVENTS:

## **COOKIES WITH SANTA! - Saturday, December 6th, 5:30 PM at the Clubhouse!**

Santa Claus will once again be coming to Old Orchard. So whether you have been naughty or nice, we invite you to share in an evening of fun, holiday music, hot cocoa and treats. All ages are welcome to this FREE event. Be sure to bring your camera and we will take photos of you, your little ones and yes, even the family pet all with our favorite visitor from the North Pole, Santa Claus. It's a great time to meet some of your fellow neighbors and make cherished memories.

If you are planning to attend, please email [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com) with the number of attendees so we can plan accordingly. Children under the age of 12 must be accompanied by an adult. We hope to see you there!!



## **HOLIDAY HOME DECOR CONTEST!**

Yes, it's almost that time again. Time for our annual Holiday Home Decorating/Best Lighting Contest. Entries will be judged on creativity and overall design. And no, it does not have to be like the Griswold's from National Lampoon to win. Three winners will be chosen; First Prize \$100.00 gift card, Second Prize \$50.00 gift card and Third Prize \$25.00 gift card. All entries must have their Holiday lights on from 6:30 pm to 8:30 pm on both Monday, December 15th and Tuesday, December 16th for our judges to make their considerations.

Please email us your name, address and contact information so we can register you for this contest. Good luck to all!!

For further details and/or questions regarding our events, you may contact [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com). And remember, to check [OldOrchardTexas.com](http://OldOrchardTexas.com) for updates, community news, information and contacts.

## **Autumn 2014 The Leonid Meteor Shower**

Mid-November brings us what is probably the most famous of the meteor showers, the Leonids.

The source of the shower is a comet we know as 55P/Tempel-Tuttle, which passes this way every 33 years and its orbit just happens to intersect that of Earth's. The comet is best described as a "dirty snowball" – composed mostly of ice, with dust and dirt and small bits of rock mixed in. As the comet approaches the inner solar system and is heated by the Sun, its outer layer of ice starts to evaporate, and those particles are freed and left floating in space in a trail behind the comet. Every November, our Earth passes through this trail and like raindrops hitting a windshield, the particles collide with Earth at high speed. They are traveling at tens of thousands of miles per hour and are instantly vaporized as they enter our atmosphere. The long

beautiful trail you see as a meteor or 'falling star' is in reality, a trail of superheated gas left behind as the particle is incinerated. Peak activity for the Leonids this year is expected to be before dawn on November 18. Don't be discouraged, though, if you can't make that – observing will still be good the evening of the 17th. This is a large cloud of particles out in space and it takes Earth a while to move through it, so you don't have to be there at the actual 'peak time' in order to see the shower. The Leonids are known for producing some of the most spectacular meteor storms in history, but don't expect that kind of a show this year. Activity is predicted to be merely average, but you can expect to see a bright meteor every couple of minutes. Regardless of the number, they're always beautiful and fascinating to watch.

Until next time - **Clear Skies!**

Leonard Ferguson [brazosnightsky@gmail.com](mailto:brazosnightsky@gmail.com)

## **Considering Selling?**

Want to know what your house is worth?

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## **Courtesy Reminder: Lawn Services**

As a courtesy to your neighbors, please have lawncare workers start work after 9am on weekends. Some neighbors have recently been jolted awake at 7:30am on weekends, from the sound of mowing and leaf-blowers. Little ones enjoy sleeping in on those days, as do some adults! Thank you.

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