

# The Old Orchard Outlook



NOVEMBER 2013

The Official Newsletter Of The Old Orchard Homeowners Association.

## Update from the Board

### Is OO a Gated Community?

This question has been coming up frequently due to the inability of our entry gates to be closed permanently. The opening and closing system (actuators) are working correctly, but are damaged every time the gates are hit. This year alone we have had two major incidents.



The first one occurred on 6/11/13. This was a major hit that necessitated the gate to be completely replaced as it was bent beyond repair. While the gate was replaced, a repainting of the entrance was also completed. Two days after the gates were back in normal operation, on 8/16/13 another car hit the exit gate again breaking the opening mechanism and bending the gate. The actuator had to be sent out for repairs. There is a turnaround time on these repairs of 3 to 4 weeks.

Another concern is with the gates design. The current set up is what the developers designed for the community. The exit gate was designed to open to the inside in order to maintain the symmetry of the design. Some have suggested having the exit gates open to the outside. This will necessitate a complete redesigned of the poles and hinges and possibly relocating the gate which might not be squared with the entry at our cost. With the short space between the gate and FM 1464 this is not an ideal design. Others have suggested completely changing the design and making the gates similar to the ones across the street in Orchard Lakes. The Board has investigated this option and it appears unattainable – very expensive change.

What can we do as a community to alleviate this situation? First, drive at the posted Speed Limit. The speed limit in OO is 30 MPH. Second, approach the gates slowly and STOP at the sign indicating where you need to stop. If you stop past this sign, there is a chance you might hit the gate, or the gate hits your car. Third, stay in your lane until the gate opens completely. Then proceed slowly.

### 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@mascapi.com](mailto:bgard@mascapi.com) or 713-776-1771. Please do not go knocking on HOA Board members' homes. Please respect the privacy of your HOA Board members.

## 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.

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

#### Board of Directors

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Greg Martin  
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#### Architectural Review Committee

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Faizan Atiq  
Email: [faizx79@yahoo.com](mailto:faizx79@yahoo.com)

#### Social Committee

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

#### Parking Compliance Committee

John Richardson  
Email: [j-rich@sbcglobal.net](mailto:j-rich@sbcglobal.net)

#### Newsletter

Contact the Board

## COMMUNITY IMPROVEMENTS



- Entrance Gates repainting. This has been accomplished.
- Building a stone enclosure around the entry key pad. This has been accomplished.
- Demolition and removal of the old Key Pad enclosure. This is complete.
- Beautification/enhancements on Lake 2. New trees have been planted along the walking path on Lake 2 right in front of FM 1464. This is complete.
- Lakes water replacement. We have almost exhausted our annual allotment for water replacement. The drought and heat have been severe this year. Luckily we had some good rain amounts recently that have brought the lakes close to their normal levels.
- Landscaping in The Manor section. This project is approved. Irrigation is set up. Trees have been ordered. The project should be complete by the time this newsletter is published.



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On October 1st the Glen Section of Old Orchard held a **National Night Out** gathering in the driveway of a home on Scenic Orchard. About 35 residents showed up. The photo shows Constable Trevor Nehls and Mr. Sulabh Upadhyaya, along with some of the other attendees in the background. Trevor and family live in Old Orchard, and Sulabh had placed flyers on Glen resident's doors announcing the event.

## CALENDAR OF EVENTS

### Santa is Coming to Old Orchard

Be sure to mark your calendars for December 7, 2013 when we will have Old Orchard's Third Annual "Cookies and Cocoa with Santa" event. From 5:30 pm to 7:30 pm, Santa will be at the Old Orchard Clubhouse, ready to greet everyone. We will have music, kids activities, Holiday treats, and, of course, cookies and cocoa.

Please come out to join the fun. All ages are welcome. This is a free community event. Children under 12 must be accompanied by an adult. 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. Thank you.

We hope to see you there. And don't forget your camera!

### Holiday Home Decorating Contest

Once again, we will be having a Holiday Home Decorating Contest. Each entry will be judged on creativity and overall design. To enter, email [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com) with your name, address, telephone number and email address. You will be required to have your Holiday lights on from 7:00 pm until 9:00 pm on both Monday, December 16th and Tuesday, December 17th for our judges to make their considerations. Three winners will be chosen and prizes will be \$100.00 for first place, \$50.00 for second place and \$25.00 for third place. Winners will be announced on Wednesday, December 18th. Good luck!

### Online Payments Now Available!

We are very pleased to announce that we now accept payments online. Please visit our website for more details. [www.mas capi.com](http://www.mas capi.com). MASC Austin Properties, Inc.

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### Trash and Recycle Pick-Up

The Board has received some concerns about this. The Board would like to explain that this decision was based on facts and figures provided by the trash company for our community. These were presented at a Board meeting, and the residents present heard the presentation. At that meeting, with the residents present, the Board decided to go ahead with the proposed once-a-week pick-up with the support from the residents present. This was by no means a unilateral decision by the Board. It was based on the figures presented and supported by the residents. The figures are as follows: In a two month span, only 54% of residents put out garbage at least once a week. Only 45% put out the recycle bin once a week. Based on these facts, and being lower than the area average, Royal Trash asked that OO be put on the current program (once-a week). While we understand there are some exceptions, the economies of scale played an important weight in this decision. If we wanted to stay with twice a week pick-up, we would be seeing an increase of 32% both for individual homes and community contract. Other companies were contacted and their prices were 35% to 40% higher than the current contract. Trash collection is the most expensive contract the community has.

### Our Office Has Moved



Please make note of MASC Austin Properties' new address:

**945 Eldridge Road  
Sugar Land, Texas 77498  
713-776-1771**

## Neighborhood Realtor

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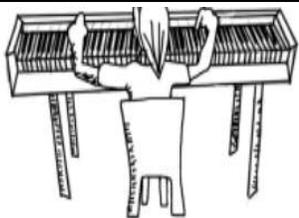
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### Comet ISON

By the time you read this, you likely will have heard about Comet ISON. The full designation of the comet is C/2012 S1 (ISON). It was discovered by two Russian amateur astronomers using one of the telescopes in the International Scientific Optical Network (ISON) in September of 2012. At this writing, ISON is headed for the inner solar system, having crossed the orbit of Mars in early October, inbound towards the sun. It will achieve perihelion – closest approach to the sun – on November 28. It may evaporate completely as it passes by the sun or break apart from gravitational forces. If it survives the encounter, it should emerge on the far side of the sun and appear in our evening skies for a few weeks starting in early December. Current predictions are about 50/50, so we'll just have to wait and see! Until next time, Clear Skies! Leonard Ferguson, brazosnightsky@gmail.com.



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