

The Old Orchard Outlook



OCTOBER 2017

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Old Orchard Community and Hurricane Harvey

As our neighbors in the Houston, Sugar Land, and Richmond areas continue to recover from Hurricane Harvey, the Old Orchard Board would like to say that our community as a whole did not sustain any major damage. Throughout the storm, the 5 Board members were in contact, present in the community, and coordinating decisions regarding the community as best they could with the information provided by local and state agencies. Note that the Board members were primarily managing their families and properties in parallel with the storm. The Board did what it could and had to do with respect of general safety and risks in mind. We continue to hope that those directly affected by the storm in the surrounding communities can recover quickly and get back to normalcy as possible.

Board Elections

Position Open: One seat that will serve a 3-year term

When: October 26, 2017 @ 6:30pm

Where: The Clubhouse at Old Orchard

How to vote: Ballots will be mailed out and must be received via mail prior to October 24 **OR**

Bring your ballot to the club on the day of election, October 26 at 6:30pm

Board Election Candidate Bio

Greg Edmonds was born in Houston Texas and attended the US Military Academy at West Point and Texas A&M University, where he received his Petroleum Engineering degree. He spent 36 years in the oil and gas (O&G) industry in various engineering, management, and executive roles around the world with major international O&G companies, the majority with BP. Greg retired in 2015 as Senior Vice President and Director of a O&G company in New Delhi, India. Since returning to the US, Greg has been an advisor to several local companies and international bid projects.



During his career, Greg managed a wide range of budgets from small multi-million dollar, to large world-class multi-billion dollar projects across the world. He has been fortunate to live and work with foreign nationals in the USA, Mexico, Ecuador, Bolivia, Egypt, Kuwait, Russia, United Arab Emirates, and India. He enjoyed learning about other people and cultures while working and traveling internationally in over 60 countries.

Greg & Patty have maintained their home on Stables Course Drive in Old Orchard since 2008. They enjoy spending time with their kids who live close by in Aliana, traveling, movies, wine, and eating out with friends.

Sincerely,

The Old Orchard Homeowners Association Board

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.

April Pitarra (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

Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

GATE INCIDENTS

As you may have noticed, there was a recent incident at the entrance when a vehicle came through the exit gate and impacted it twisting it into a "C". Please note that this is a dangerous maneuver. The camera system at the entrance has allowed the Board and Management company to identify the responsible individual. As of this edition, all but 2 of the accidents have been caused by OO Residents. In all instances, the video has allowed us to get to the responsible party and get reimbursed by his/her insurance for the damages. The Community Budget has not been impacted as all costs have been recovered. Kudos to the Board for setting up a reliable camera system, and for their dedication, along with the Management Company, in their efforts to recoup damages. Please approach the gates with caution and allow them time to open before proceeding. Also, please advise your guests that they must go through the entrance side. The community is not responsible for damages to any vehicle (posted at each entrance).



ALL THOSE MOSQUITOES!

After all the rain comes the mosquitoes! Here's what you can do to help eliminate these pests:

- Remove standing water - This is one of the most important things you can do. Standing water is a major contributor to mosquito problems. Because it is where adult mosquitoes typically lay their eggs. Make sure you remove standing water from bird baths, ponds, outdoor storage areas and small swimming pools.
- Take care of your yard - Mosquitoes love to inhabit cool areas with shade. This means you can usually find them hiding under plant leaves and in tall grass. A properly maintained yard, free of weeds and overgrown plants can be a huge help in reducing the number of mosquitoes you have.
- Check out the forecast - Weather.com provides a mosquito "forecast" that will give you an idea of the mosquito problem in the area.

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OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2017 Assessments - 617 homes at \$ 1,125 each	\$694,125.00			
Addtl Income	\$2,688.00			
INCOME	\$696,813.00			
EXPENSE	BUDGET AMOUNT	% of Budget	Spent YTD - August	Remaining funds
Administrative	\$83,900.00	12.04%	\$60,880.86	\$23,019.14
Contracted Services	\$274,799.60	39.44%	\$200,584.48	\$74,215.12
Maintenance Services	\$53,520.00	7.68%	\$38,573.81	\$14,946.19
Utilities	\$147,000.00	21.10%	\$76,997.11	\$70,002.89
Total Required Expenses	\$559,219.60	80.25%	\$377,036.26	\$182,183.34
Long Term Maintenance Reserves			Savings	
LAKE BULKHEAD (LAKE 2)	\$30,000.00	4.31%	\$30,000.00	\$0.00
SIDEWALKS - LAKE 2	\$7,000.00	1.00%	\$7,000.00	\$0.00
ROAD REPAIRS	\$4,000.00	0.57%	\$4,000.00	\$0.00
ROOFING - REC CENTER	\$3,000.00	0.43%	\$3,000.00	\$0.00
PAINTING - REC CENTER	\$4,000.00	0.57%	\$4,000.00	\$0.00
REPAIR & PAINT IRON FENCE	\$5,000.00	0.72%	\$5,000.00	\$0.00
POOL REPLASTER	\$4,000.00	0.57%	\$4,000.00	\$0.00
Total Long Term Maintenance	\$57,000.00	8.18%	\$57,000.00	\$0.00
Cash Reserve Funding - Emergency Fund	\$59,617.40	8.56%	\$59,617.40	\$0.00
Planned Improvements / Repairs				
FOUNTAIN REPLACEMENT	\$20,976.00	3.01%	\$20,976.00	\$0.00
Total Improvements	\$20,976.00	3.01%	\$20,976.00	\$0.00
Total 2017 Assessments - Expenses	\$0.00	0.00%	\$514,629.66	\$182,183.34

Fall Lawn Tips

Whether your schedule is about to get busier or not, fall is the best time to dedicate some time and love to your lawn. Set your lawn up for a successful fall season with these lawn care tips.



Aerate Your Soil

Your lawn sees a lot of foot traffic during the summer months, which can compact the soil and not allow water or oxygen to penetrate deep enough into the ground. Leaving soil compacted can create short root systems, which affects the health and look of your lawn. Core aeration is both cost effective and vital for your lawn's health. Loosening the soil helps with moisture retention and less water runoff. If you want to tackle the job yourself, you can rent a gas-powered aeration machine for under \$100 a day. For larger lawns, contact a lawn care professional to handle the job.

Water

Texas summers put a lot of stress on your lawn and soil, so you'll want to make sure that you're still watering appropriately to allow your grass to repair. Proper watering is also much easier if you aerate, since water will be able to soak in deeper and promote a long, healthy root system. Make sure that you monitor your watering sessions as well, as watering for too long can actually damage your lawn by drowning the root and creating a shallow root system.

MAKING CHANGES TO YOUR HOME? DON'T FORGET THE ARCHITECTURAL CONTROL COMMITTEE (ACC)



The Board would like to remind residents that any and all exterior modifications to your property, including landscaping, need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the regulations/guidelines set in the Old Orchard Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found at: www.oldorchardtexas.com/documents.html. If there are any questions, please contact MASC Austin Properties, Inc. at 713-776-1771.

Call Before You Dig

Building a deck? Planting a tree? 811 is the new number you should call before you begin any digging project. A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs. So, before you dig, call 811. More details online at: www.call811.com.

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or Text your pictures to 832.275.3823

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Safety Tips

As a reminder, The IRS does NOT initiate contact with taxpayers by email, text messages or social media channels to request personal or financial information. NEVER give personal information over the phone until you have confirmed their identity...you can always contact the IRS to confirm any inquiries. If you receive a phone call from someone claiming to be from the IRS but you suspect they are not an IRS employee, you can do the following: 1. Record the employee's name, badge number, call back number and caller ID if available. 2. Call 1-800-366-4484 to determine if the caller is an IRS employee with a legitimate need to contact you.

Many stolen vehicles are sold to unsuspecting buyers. If you buy a stolen car unknowingly, you could lose the car and your money. When buying from a private individual, make sure the title and registration match the name and address of the person selling the car. Be cautious of a seller with no fixed address, place of employment or phone number. Ask the seller for references and check them.

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10 Tips For Preventing Storm Water Pollution

1. Never dump anything down storm drains or into streams and report anyone who does.
2. Select native or adapted plants that require less water, fertilizer, and pesticides. Visit texas-smartscape.com for more information.
3. Prevent over-watering. Runoff from lawn sprinklers can become polluted by coming into contact with trash, fertilizers, pesticides, herbicides, motor oil, leaves, or dirt.
4. Apply lawn chemicals according to the label. Do not over apply chemicals and never apply before a rain event.
5. Keep grass clippings and other yard waste out of street gutters and storm drains. Drains blocked by excessive debris could cause flooding. Compost or mulch instead.
6. Dispose of used motor oil, paint, and other household chemicals properly through Fort Bend County's hazardous waste disposal program.
7. Do not dispose of used cooking oil by dumping it outside or in a storm drain. Visit the County's drop off center to dispose properly.
8. Take your car to a commercial car wash facility. Washing cars on driveways or streets will result in the cleaning products flowing directly into storm drains.
9. Do the right thing and pick up your pet's waste. Pet waste can carry harmful bacteria and parasites.
10. Don't litter. Put trash in its place. Help our community reduce illegal dumping by working together for a cleaner, healthier, and safer community.