

The Old Orchard Outlook



AUGUST 2015

The Official Newsletter Of The Old Orchard Homeowners Association.

UPDATE from the Board:

Preparing for the HOA 2015 Elections in October

What are the responsibilities of the HOA Board of Directors?

The Board of Directors have the fiduciary and legal responsibility for the decisions, management and execution of the community's common property and infrastructure as outlined in the community deed restrictions and covenants and as prescribed by Texas state law. Since Old Orchard is not a city or town with its own local government, the HOA serves the purpose of ensuring the community receives the necessary services for a well-maintained environment.

Who can run as a candidate for the HOA Board of Directors?

Any homeowner who is considered a member of the Old Orchard Homeowners' Association can run as a candidate for the HOA Board of Directors.

When are the HOA Board of Directors' elections?

The candidacy process starts now, with the formal elections occurring the last Thursday of October. Results are announced at the Annual Meeting. Additional information will be announced on www.oldorchardtexas.com.

How many HOA Board of Directors' positions will be open for vote in 2015?

Two positions, with a three-year term.

When will candidate nominations be accepted?

Anyone interested in running for the HOA Board must be a resident and member of the Old Orchard Homeowners' Association and must complete an application for candidacy.

When will candidates be announced to the community?

Approved candidates will have their nomination and bio information published on the Old Orchard website, as well as mailed to all residents in the October time frame with Absentee Ballots. Dates are subject to change; for the latest information refer to www.oldorchardtexas.com.

For further information, please contact the Old Orchard Nominating Committee Chair, Greg Armstrong, via email garmstrong57@outlook.com, or the Old Orchard HOA Email, oldorchardboard@yahoo.com.

Pool Tags

As we get closer to closing out the summer season we have reviewed and heard from many of you regarding the changes to the pool tag registration policy for the 2015 season. Please see the article on page 3 that addresses the \$5 per card registration fee change.

Thanks,
Old Orchard Board of Directors

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 (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

Board of Directors

Julio Acosta
Sulabh Upadhyaya
Rodney Warner
Zeeshan Khurshid
Greg Armstrong
Email: oldorchardboard@yahoo.com

Architectural Review Committee

Julio Acosta
Email: oo_arc_chair@yahoo.com

Common Area Landscaping Committee

Carole Roberts
Email: caroleroberts53@gmail.com

Clubhouse Committee

Zeeshan Khurshid
Email: zee.khurshid@gmail.com

Social Committee

Renel Edmonds
Email: OldOrchardSocialCommittee@yahoo.com

Newsletter

Contact the Board

OLD ORCHARD SPEND REPORT

O.O. (Old Orchard) Community Association Inc.				
2015 Assessments - 617 homes at \$ 1,028 each	\$634,276.00			
Additional Income	\$12,860.00			
INCOME	\$647,136.00			
	BUDGET	% of	Spent YTD -	Remaining
EXPENSE	AMOUNT	Budget	June	funds
Administrative	\$81,457.96	12.59%	\$56,018.32	\$25,439.64
Contracted Services	\$268,308.04	41.46%	\$120,982.81	\$147,325.23
Maintenance Services	\$43,520.00	6.73%	\$29,098.60	\$14,421.40
Utilities	\$147,000.00	22.72%	\$54,733.64	\$92,266.36
Total Required Expenses	\$540,286.00	83.49%	\$260,833.37	\$279,452.63
Long Term Maintenance Reserves				
LAKE BULKHEAD (LAKE 2)	\$25,000.00	3.86%	\$25,000.00	\$0.00
SIDEWALKS - LAKE 2	\$5,000.00	0.77%	\$5,000.00	\$0.00
ROAD REPAIRS	\$2,850.00	0.44%	\$2,850.00	\$0.00
ROOFING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
PAINTING - REC CENTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
REPAIR & PAINT IRON FENCE	\$2,000.00	0.31%	\$2,000.00	\$0.00
POOL REPLASTER	\$2,000.00	0.31%	\$2,000.00	\$0.00
Total Long Term Maintenance	\$40,850.00	6.31%	\$40,850.00	\$0.00
Cash Reserve Funding - Emergency Fund	\$48,000.00	7.42%	\$48,000.00	\$0.00
Planned Improvements / Repairs				
PLAYGROUND SAFETY MULCH	\$8,000.00	1.24%	\$10,849.00	(\$2,849.00)
FOUNTAIN REPLACEMENT	\$10,000.00	1.55%	\$0.00	\$10,000.00
Total Improvements	\$18,000.00	2.78%	\$10,849.00	\$7,151.00
Total 2015 Budget - Expenses	\$0.00	0.00%	\$360,532.37	\$286,603.63

FACT:

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



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LANDSCAPE TIPS FOR THE SUMMER:

With the heat of summer your lawn will be under stress from drought and insects. Insects such as Chinch bugs and grub worms feed on the root system of St Augustine grass. Both insects are difficult to detect in your lawn, but their damage is easily noticeable. Information about both insects can be found on the internet, or you can consult a lawn care professional.

Watering of your lawn during the heat is also important. Your sprinkler system should not produce a river along the street curb running into the storm drain. Have your system checked by a professional for proper coverage and have it set for the

proper duration and time of day. Tree trimming and shrub pruning is also important at this time of year. Having the proper shape of your shrubbery will enhance the look of your home and the neighborhood. Tree trimming should be done by raising the shade canopy by removing the lower branches from the trees.



Consult a lawn professional when you are not sure of anything needed or required for your lawn, trees, and plants.

2015 BOARD OF DIRECTORS AT WORK:

The Old Orchard Board of Directors has been diligently working on maintenance items for the community. Listed are the projects completed this year and the projects nearing completion.

1. **Improvements to the surveillance (camera) system at the entrance** -- New High Definition (HD) cameras and a HD DVR for recording camera feeds **has been installed**.
2. **Clubhouse improvements** – Painting of all inside walls, as well as exterior, increased lighting, decorator switch plates, and a new address sign **has been completed**.
3. **Clubhouse** - New carpet **has been installed**.
4. **Pool Area improvements** – Painting of all exterior surfaces including bathrooms and guard room doors and Replacement of all light bulbs **has been completed**.
5. **Repair of both large Funbrellas** (the two large umbrellas in the pool are ordered). Replacement of filter media (sand) **has been completed and water is very clear**.
6. **Playground Area Improvements** – The cushion mulch has been replenished with another 4 inches to provide additional safety to playing kids **has been completed**.
7. **Common Area Wood fences** – A survey was completed to determine ownership (the association), and repairs and power washing **have been completed**.
8. **Road (streets) clean-up** – A few of FBISD buses were leaking oil and the streets have been badly stained. The buses **have been repaired**.
9. **Landscape** - Plans to add a spotlight to Old Orchard monument sign along 1464 **has been completed**. Plans are in the works to add trees to the cul-de-sacs without trees. Add cages to backflows without cages and landscape improvements for the clubhouse.
10. **Pool** - Possible addition of furniture and tables to the pool area is **set for next season**.
11. **Pool** – Repairs to kiddie wading pool **have been completed**.
12. **Playground** - Possible addition of T cantilever shades (if budget allows) over table and benches at the playground areas with the addition of more sitting benches.
13. **Parking lot Re-striping** – Approved bid to be completed soon. **Striping has been completed**.
14. **Speed bumps and road humps Re-Painting** – Approved bid to be completed soon. **Has been completed**.
15. **Meter stands Re-painting** – Approved bid to be completed soon. **Painting has been completed**.
16. **Fountains** – Aging fountain motors to be replaced soon in those that have failed (3 motors to date).

POOL TAGS:

Dear residents as we get closer to closing out the summer season we have reviewed and heard from many of you regarding the changes to the pool tag registration policy for the 2015 season. In an effort to manage the community it was an oversight in the decision process from the Board to include the \$5 per card registration fee. As the Board, we are always looking for ways to improve a process while implementing cost savings. After reviewing and listening to resident feedback starting with the 2016 season, the registration fee will no longer be required. Additionally to make the registration process seamless the Board has coordinated to include the Pool Tag Registration Form with the Annual Home Owners' Assessment mailout later this year along with the form's availability at all times on the Old Orchard community website.

Note there will be no charge for the registration of pool access cards starting with the 2016 pool season, all that will be required is to fill-out the form and submit it with the annual assessment payment. If one does not send the registration form in before the 2016 pool season begins the resolution will be simple; fill out the form from the Old Orchard website and submit it to our Management Company by email, mail, or fax with the required information to request or activate your card(s). Note any resident not current with HOA dues will not have the card activated until they are current, no exceptions.



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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 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 for updates.

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