

# The Old Orchard



# Outlook

June 2012

## Update from the Board

The Old Orchard Board of Directors hit the ground running since the HOA election. Your Board officers are Frank Kalkattawi (President), Greg Martin (Vice President), and Dennis Grigassy (Secretary). While they have taken on an enormous task, they would also like to thank the many committee volunteers who have worked so hard to make Old Orchard a great place to live.

The Board inherited many pressing issues, one of them being the need to review all Old Orchard contracts. As you know, we now have a new trash contract that includes trash bins and recycling. Old Orchard has co-negotiated the trash contract with Orchard Lake Estates to enable us to receive additional services at a lower rate than we were paying previously. *Please ensure that your trash and recycle receptacles are stored out of view (in garage or behind fence) per the Old Orchard Declaration of Covenants, Conditions, and Restrictions. This is now being monitored and violators will be notified.*

The new pool contract has been awarded to Cortez Pools with a significant savings to the association and an expansion in services. In addition, you will notice some additional pool-side furniture this swimming season. The 2012 pool schedule is included in this newsletter.

The association common area electric cost has been negotiated to a lower rate.

The contract with our management group, PMG, has been negotiated. As you may know, we have a community manager at PMG, Marci Birthisel, who has been providing excellent service to Old Orchard.

The security camera system at the front gates has been replaced with a higher quality system. It has been tested and it is now fully operational.

As of April 1st, the contract with our new landscaping company, Texas Environmental Landscaping, is now in effect.

An audit for the year ending Dec 31, 2011 has been completed for the Association by an independent accounting firm. Also, additional reviews were performed on certain advances, note repayments, and expenses for the years 2008, 2009, and 2010.

The front gates are now operational. Per the agreement with the home builders, the gates must remain open during the day for the contractors working on new homes. Please ensure that you keep your gate remote in your vehicle to keep the entering traffic flowing smoothly. A faulty antenna has also been fixed to allow for better signal reception from your remote. The gate keypad has been relocated closer to the gate to enable more vehicles to wait at the entry in the event that someone needs to use the keypad to open the gate. Each *(continued on page 3)*

### Important Contacts

Have a question? Please refer to our website at:

[www.oldorchardtexas.com](http://www.oldorchardtexas.com) for answers to your questions and important community updates.

#### **Marci Birthisel, Community Manager (PMG).**

Tel Direct: (713) 329-7113.  
M.Birthisel@pmghouston.com

#### **Old Orchard Board of Directors** OldOrchardBoard@yahoo.com

#### **Architectural Review Committee** oo\_arc\_chair@yahoo.com

#### **Common Area Landscaping Committee** faizx@yahoo.com

#### **Compliance Committee** oocompchair@yahoo.com

#### **Social Committee** oldorchardsocialcommittee@yahoo.com

Newsletter suggestions, comments, and questions can be sent to: [cholland222@yahoo.com](mailto:cholland222@yahoo.com)

### Community Website

**www.  
OldOrchardTexas  
.com**

For All of Your Neighborhood Information

# OLD ORCHARD ARC (ARCHITECTURAL REVIEW COMMITTEE) UPDATE:

In an effort to provide and protect each individual homeowner's rights and values, it is required that any homeowner or group of owners considering improvement of their property which would affect the exterior appearance of a building, or construction or installation of improvements (examples: basketball goal, painting, patio covers, outside buildings, fences, pools, landscaping, sprinkler systems, etc.), **MUST** submit a Request for Home Improvement Approval to the Architectural Review Committee **PRIOR** to initiating work on planned improvements. If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement from the property.



In order to help keep the aesthetics and home values in Old Orchard as high as possible, it would be a good idea to review the Declaration of Covenants related to this committee. Article 2, Section 3 reads as follows:

**SECTION 3. ARCHITECTURAL APPROVAL.** To preserve the architectural and aesthetic appearance of the Old Orchard project, no construction of improvements, or modifications, additions, or alterations to existing improvements, shall be commenced or maintained by any Owner with respect to any of the Lots in the Properties, including, without limitation, the construction or installation of sidewalks, driveways, parking areas, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest or servants' quarters, accessory buildings or other outbuildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface), **unless and until two (2) copies of the plans and specifications and related data showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Residential Review Committee or the Modifications Committee (collectively sometimes referred to herein as the "Architectural Review Committees")**, as applicable, as to the compliance of such plans and specifications with the Design Guidelines, as applicable, including the harmony of external design, location, and appearance in relation to surrounding structures and topography. One copy of such plans, specifications, and related data so submitted shall be retained in the records of

the applicable Architectural Review Committee, and the other copy shall be returned to the Owner **marked "approved," "approved with conditions as noted," or "disapproved."**

The Architectural Review Committees may establish a reasonable fee sufficient to cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, urban designers, or inspectors retained to assist such committees in the performance of its duties hereunder. **Notwithstanding the foregoing, no permission or approval shall be required to paint in accordance with an originally-approved color scheme**, or to rebuild in accordance with originally-approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his improvements, or to paint the interior of the improvements on his property any color desired.

The Architectural Review Committees shall have the sole discretion to determine whether plans and specifications submitted for approval are acceptable to the Association. Upon approval of plans and specifications by the applicable Architectural Review Committee, no further approval under this Article II shall be required with respect thereto, unless construction has not substantially commenced within six (6) months of the approval of such plans and specifications (e.g. clearing and grading, pouring of footings, etc.) or unless such plans and specifications are materially altered or changed. **Disapproval of plans and specifications may be based by the applicable Architectural Review Committee upon any ground which is consistent with the objects and purposes of this Declaration as determined by such Architectural Review Committee from time to time, including purely aesthetic considerations**, so long as such grounds are not arbitrary or capricious.

Please note that our bylaws clearly stipulate the regulations regarding the process for submitting and approving external modifications. Some of the highlights are listed here:

- Whatever is done to the home interiors is not regulated by this committee and it is owner's decision.
- You should not start any project without obtaining prior approval from this regulatory body. You may incur additional charges and penalties if you do so.
- Changing your home external color scheme is subjected to review and approval by this body.

*(continued on page 3)*

(Update From The Board continued from page 1)  
home should be supplied with 2 gate remotes and a 5 digit access code for the entry keypad. If you need your access code or additional gate remotes, please call Marci Birthisel at PMG at 713-329-7113.

If your vehicle is equipped with HomeLink, you can program it to work with the gate by following the instructions in your vehicle owner's manual or by visiting [www.homelink.com/program](http://www.homelink.com/program).

We ask that all residents follow the Old Orchard parking policy to help keep our streets clear of unnecessary street parking, so that residents' vehicles and emergency vehicles can move about safely. For information on Old Orchard's parking policy and types of vehicles permitted, (commercial, recreational, etc), please refer to the Second Amendment to Declaration of Covenants, Conditions, and Restrictions, of Old Orchard (Oct. 2010). Per this policy, residents and their guests must not park in the street if the resident's driveway is capable of being occupied by the permitted vehicle. Please refer to the Second Amendment document for the full parking policy. This can be obtained by contacting PMG, or on the web at [www.pmg-houston.com](http://www.pmg-houston.com). Also, please note that there is no overnight parking in the Clubhouse parking lot.

We greatly appreciate all of the residents who have done their part to make Old Orchard a wonderful community to live in. For up-to-date information, FAQs, and updates from the Board, please visit the Old Orchard website at [www.oldorchardtexas.com](http://www.oldorchardtexas.com).

Thanks,  
Old Orchard Board of Directors

## IN AND AROUND OUR COMMUNITY

The OO Social Committee volunteers did an outstanding job planning and organizing the First Annual Old Orchard Egg Hunt in April. It was a great success! Thank you to all of the residents



and their children who participated. The Social Committee also coordinated the First Annual Old Orchard Community Garage Sale in May. Thank you to everyone who participated.

Upcoming Events: On the 4th of July, the OO Social Committee is also hosting a mini carnival with a BBQ & Chili cook-off, bouncy house, petting zoo, pony rides, and more. Entries will start June 15th - July 1st. More details on this and other events coming soon!

Summer Volunteers Needed: Does your teenager need to log some volunteer hours? The Social Committee is looking for summer volunteers to help out with community events. Anyone interested can contact the committee at: [oldorchardsocialcommittee@yahoo.com](mailto:oldorchardsocialcommittee@yahoo.com).

(ARC Update continued from page 2)

The required time for review and approval by the committee (ARC) is **thirty (30) days** starting at the time the project is received and logged into PMG's system. Execution of the project can only commence **after** the approval has been received by the owner (submitting party).

Please refer to the Declaration of Covenants and review Article II for additional information. The home improvement approval form can be obtained by contacting our community manager, Marci Birthisel at PMG at 713-329-7113. If you have questions, you may also write to the ARC committee at: [oo\\_arc\\_chair@yahoo.com](mailto:oo_arc_chair@yahoo.com).

Julio Acosta, ARC Chair

**Community Website**

**www.  
OldOrchardTexas  
.com**

**For All of Your Neighborhood Information**

# ARZ Mechanical

## "Your Neighborhood Business"

TACLB 423199C

Licensed and Insured

*Specialized In Residential A/C, Heating,  
and Commercial Refrigeration*

*Committed To Providing Professional  
Service And Fair Pricing*

- New Equipment Installation
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- Manufacturer Warranty Work (most makes and models)
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- Second Opinion
- Performance Check

## "Give Us A Call"

# 281-844-8196

*"Neighborhood Special"*

*Outdoor coil cleaning "FREE" with service/repair.  
Diagnostics regularly \$69.95 and for the month of  
June and July only \$45.00! (waived with repair).*

# 2012 POOL SCHEDULE:

(Managed by Cortez Pool Service - Phone: 281.992.2600). All persons using the pool must have a pool tag issued by the Management Company. Contact Marci Birthisel at PMG at 713-329-7113 with any questions regarding pool tags or pool rental.

Two lifeguards on duty

**Closing Day:** Sunday, September 30, 2012

**\*Closed on Mondays for cleaning\***

**June 1st thru August 26th:**

Tuesday thru Thursday 12 NOON – 8 PM

Friday, Sunday, Saturday 10 AM – 8 PM

**September: Open Weekends Only & Labor Day**

Saturday 10 AM – 8 PM

Sunday 10 AM – 8 PM

Monday 10 AM – 8 PM (Labor Day)



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