

Braeburn Terrace Owners Association Inc.

Fall Issue

BOARD OF DIRECTORS



Carol Fry - President
Erroll Perkins - Vice
President/Secretary
Vacant- Treasurer

BOARD MEETING

Homeowners Meetings are held at
3:00 P.M. every 3rd Wednesday of the
month.

LOCATION: Morris Frank Library
10103 Fondren Rd., Houston,
Texas 77096



Property Management

MASC Austin Properties, Inc.

(O) 713-776-1771

(F) 713-776-1777

David Rivera, NEW Property
Manager, drivera@mascapi.com

Ashleigh Pace & Stephanie Ramos –
Front Desk

Iris Navarrete - Maintenance

Pennie Mancuso - Bookkeeping

Hayley McAnally - Collections

IMPORTANT NUMBERS

Police Non-Emergency:

713-884-3131

H-Town Towing: 713-692-3900

City Information: 311

GATE ACCESS

Sensor \$15.00 each

Gate remote \$45.00 each

Pedestrian/pool gate key \$10.00 ea.

(If you want to have your phone
number programmed to the gate
please call our office 713-776-1771.)

Container Tips

Safety is a top priority
for the Board and is a
shared responsibility
that starts with our
residents. We would
like to share with
you some practices in proper waste
disposal to help you maintain a waste
area that is functional and safe for
both you and the drivers. These tips
provide a few helpful suggestions on
proper waste disposal.



Loading Container: If your trash is
unable to fit in the container or is too
heavy it may be best to place it in 2
bags. **DO NOT PLACE TRASH
BAGS ON THE GROUND.**

This can cause pest issues or the trash
company may not be able to service
our waste area.

Reduce Odor: To help reduce odor
around your waste area, remember to
tightly bag your trash before placing it
in your container. This will help to
reduce bacteria build up and odor
caused by spilled garbage.

Bulky items: Please keep in mind
that bulky items cannot be placed in
the container and require special
handling. Bulky items
can be placed on the side of
the waste container.



The following items
may not be placed in
your waste: **Appliances, batteries,
chemical products, construction debris,
electronics, flammables, fluorescent
bulbs, hazardous waste, pesticides,
liquids, medical waste/needles or tires.**

**If we find that you have placed these
items in the waste container a fine may
be added to your account between
\$100- \$500.**

NEW RED PARKING PERMIT STICKERS

Parking permit stickers are
mandatory. Please make
arrangements to stop by the
management office to pick up the
NEW RED parking permit sticker.

If you do not have
a NEW RED
parking permit
sticker your vehicle is subject to
towing at the owner's expense.



**ONLY TWO VEHICLES ARE
ALLOWED PER UNIT!
ENFORCEMENT OF NEW RED
PARKING PERMIT STICKERS
BEGINS JANUARY 2, 2018.**

TOWING

H-Town Towing
713-692-3900



Your car may be towed for the
following:

- Parking vehicles with a "**For Sale**" sign.
- Parking without a permit sticker.
- Parking in designated "**No Parking**" zones.
- Expired license plates/registration stickers on property.
- Commercial vehicles are not allowed to park on the property.
- Parked in visitor's only parking spaces with a permit sticker.

The towing company has
authorization to tow anyone
immediately, if they are illegally
parked. We want to urge everyone to
be respectful of the parking policy as
it can get expensive when a vehicle is
towed. If your vehicle is towed,
please call the towing company or the
facility where it was towed for further
information and to retrieve your
vehicle. **ALL TOWS WILL BE
AT OWNER'S EXPENSE**



DEED RESTRICTIONS

We are asking all residents to keep their front door areas clean and neat in appearance. Storing & stacking of personal items is prohibited. These are requirements of the rules & regulations and were put into place in order to keep the property clean, safe and the market values up.

A few reminders;

1. Replace any damaged/broken window or blinds/screens.
2. Keep patio free of any miscellaneous items.
3. Do not leave trash outside on patio or walkway.
4. Keep any odd miscellaneous items off the front door area.

To avoid a violation letter and a possible fine, please adhere to the regulation above.

Reminder

If any resident would like to have a party/event on common property, a rental contract along with a \$100 deposit will need to be turned in prior to having the event. This deposit will be returned if there is no trash or items out of place after the event. If a party/events are done without the Board approval a \$200-\$500 fine will be added to your account.



SOME OF THE ITEMS YOUR BOARD IS WORKING ON FOR 2017-2018:

1. Fence replacement.
2. Ongoing building maintenance as needed.



If you would like to bring an issue before the Board, we welcome your input at our monthly meetings.

We all love and enjoy our pets! But along with the enjoyment of having a pet comes responsibility. This includes not only feeding, bathing, flea and tick control and exercising them, but also picking up the feces after they relieve themselves when they are walked on the premises. Your neighbor does not want to see, smell or step in your pet's feces. There is a leash law in the state of Texas. Any pets outside of the home in the common area need to be on a leash. No pet may be chained, leashed or otherwise kept on any balcony. Owners/occupants: you are responsible for any property damage, injury, odor, disturbance, etc. caused by your pets or your guest's pets. As a pet owner, please pick-up after your pets while walking them. We need to keep the property clean and healthy for everyone.



GETTING INVOLVED

KNOW WHO BELONGS IN YOUR NEIGHBORHOOD. REPORT



SUSPICIOUS PERSONS IMMEDIATELY. BE ALERT IN PROTECTING NOT ONLY YOUR HOME BUT YOUR NEIGHBORS AS WELL.

DON'T TELL A STRANGER THAT YOUR NEIGHBOR IS NOT AT HOME OR VOLUNTEER ANY PERSONAL INFORMATION ABOUT YOUR NEIGHBOR. NEVER LEAVE NOTES ON YOUR DOOR THAT REVEAL THAT YOUR HOME IS NOT OCCUPIED. HELP KEEP YOUR NEIGHBORHOOD CLEAN. PLEASE WATCH YOUR CHILDREN'S SAFETY AT ALL TIME WHEN PLAYING OUTSIDE!

POR FAVOR DE ESTAR AL TANTO DE SUS HIJOS CUANDO ESTAN JUGANDO AFUERA.

Community Gardening

One of the main goals in community gardening is to work together or next to each other in relative harmony. Please be courteous in all interactions, and work together to resolve any disagreements. Plot - definition, common area around your building.



Rules:

1. Each gardener is responsible for the maintenance and upkeep of their garden plot.
2. Garden plots should be cared for at least once a week.
3. Gardeners may NOT plant vegetables or fruit, only flowers and shrubs are allowed.
4. At the end of the growing season, gardeners are responsible for clearing their plot of all plant material.
5. All improvements need to be approved by the Board prior to starting any gardening.



MASC AUSTIN PROPERTIES, INC.

Modified business hours for the upcoming holidays:

*November 22nd: Closing at noon
23rd & 24th: Closed*

*December 21st: Closing at noon
22rd & 25th: Closed*

January 1, 2018: Closed

KEEP US IN THE LOOP CHANGE OF ADDRESS OR UPDATES

Send them by mail: MASC Austin Properties, Inc. 945 Eldridge Road, Sugar Land, Texas 77478
Or fax to: 713-776-1777
Or email to: bsalter@mascapi.com