

SUGAR MILL

RESIDENTIAL NEWSLETTER

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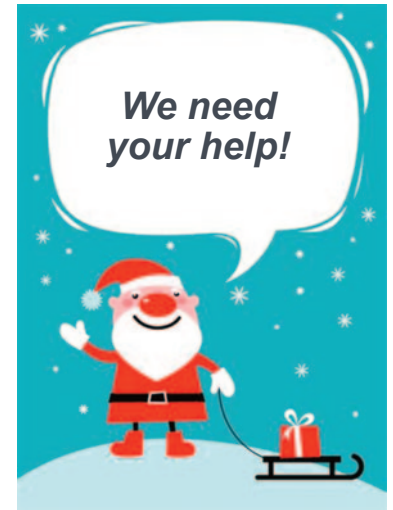
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VALERIE SILVA
COMMUNITY ASSOCIATION
MANAGER
(281) 531-0002 Ext. 1312
SUGMILL@CIRAMAIL.COM
WWW.REALMANAGE.COM

Holiday Decorations

Who doesn't love the holidays? Warm cozy fires, time with family, warm cups of cheer! However, the holidays wouldn't be complete without decorations! Sugar Mill needs volunteers to help with Christmas decorations! Come help us beautify our neighborhood. If you'd like to help please contact our HOA manager VALERIE SILVA at SUGMILL@CiraMail.com



Holiday Decoration Contest!

This year Sugar Mill will host a Holiday decoration contest during the month of December.

Winner for the most holiday spirit will receive a \$100 gift card and have their house featured in the next newsletter!

Decorations will be judged on the week of December 16th! Good luck and may the odds be ever in your favor!

Cul-De-Sac Crusaders wanted!

We are still in desperate need of help from people that live on our beautiful cul-de-sacs. We are offering reimbursement to individuals willing to water our lovely French named street circles. If you want to become part of our water reimbursement program, please contact Real Manage or fill out this form found on the website.



BOAT PARADE

GET READY FOR THE PARADE DEC 22

TENNIS & PICKLEBALL COURTS

CONUNDRUMS AND ACCESS

KEEP PACKAGES SAFE

COMBAT PORCH PIRATES WITH THESE 6 TIPS

NextDoor: the app

nextdoor

NextDoor is a web-based mobile platform that brings communities together. Their slogan is: By bringing neighbors together, we can cultivate a kinder world where everyone has a neighborhood they can rely on.

Just like any other social media platform, NextDoor can be used to foster a sense of community and inclusiveness... OR it can be used as a bullhorn for idiocy. The choice is truly in the hands of those that use the platform.

IMPORTANT NOTE: The Sugar Mill HOA board does not officially monitor or respond on NextDoor. While anonymously attacking people in the virtual world may feel good in the moment, it really just makes you seem silly and unneighborly.

Architectural Control Committee

If you have Fall and Winter projects coming up, please remember to submit an Architectural Request Form for approval. For your convenience the form may be found on our website homepage at <http://www.sugarmillhoa.net>



Boat Parade

Join us for the Sugar Mill Holiday Boat parade! Perhaps it was inspired by the first holiday boat parade in these United States, when George Washington crossed the Delaware river to bring “presents” to the British Soldiers.



Sunday, December 22 for the annual Christmas Boat Parade

Come, bring the family and enjoy some wholesome entertainment. We typically start the parades 30 minutes to an hour before sunset, there may be exceptions. The Lake committee will send a reminder with confirmed start times the week before each parade. All parade dates are if the weather permits.



Tennis Courts Conundrums (and pickleball)

As you may have noticed, our neighborhood takes great pride in our tennis and pickleball facilities. However, to ensure everyone gets to enjoy them, please take note of these reminders:

1. Court is for tennis and pickleball play only. (No medieval jousting tournaments allowed)
2. Guest (up to three) must be accompanied by a resident.
3. Only non-marking shoes allowed on the courts. (Clogs, high heels, and cowboy boots could damage the courts)
4. No glass containers in the court area. (Especially the person that left a half finished mason jar of moonshine at 7th street; you know who you are.)
5. No pets are allowed in the court area. Unless your dog, cat, or alpaca is registered with the ATPAA (American Tennis Playing Animal Association). If this is the case, please send a copy of your pet's ATPAA official certificate.
6. No roller blades, skateboards, or bicycles allowed in the court area.
7. No unattended children please.
8. Turn off the lights when you leave. (Obligatory "were you raised in a barn" comment goes here)
9. Take your trash with you. Seriously, we're all adults here, unless you're an accompanied child. (see number 7). Pick up your trash and throw away in bins provided outside tennis court area. I can't believe I have to keep saying this.
10. Residents may not share tennis codes with anyone not in their household. Sharing is not caring, in fact, it negatively impacts the entire neighborhood.



Poo Patrol!

While our 4 legged friends are, at many times responsible for being affectionate towards us, we humans are responsible for disposing of their waste properly. There are doggy waste stations provided for our little friends. There you will find small plastic bags (feel free to use two bags if your dog leaves particularly large 'steaming divots') and a waste basket for the bag.

Picking up after your pet is more than courteous. Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

In fact, it is illegal to leave your dog's waste on any property that you do not own! The law is stated in Sec. 3-13 and Ord. No. 1722, § 1 in Sugar Land's codes and ordinances.

How silly you will feel if you receive a ticket for being an irresponsible pet owner? Be a good neighbor and pick up after your pet! For more information about the codes and ordinances please visit www.sugarlandtx.gov.



Court Access

Want to access the courts but don't know how?

The 7th street and Jess Pirtle Sugar Mill Tennis Courts are controlled by a four (4) button access lock. The codes at each facility will be different and will change periodically, or on an as needed basis. Our Lake side Tennis Court facility is controlled through the Brivo security system. Access to this platform can be given after the completion of our Sugar Mill Tennis Court Access Code Sign-up form. This can be downloaded from Sugar Mill HOA website.

Once you have completed this form and returned it to the management office, you will be emailed or mailed (based on your preference indicated below), the current access code. Each time the code is changed the association will email or mail the new code and when the new code will be effective. If you have lost or forgotten the code, please contact sugmill@ciramail.com or the address or phone below and a new one will be sent to you. Access codes will not be given over the phone. Also, remember you must be in good standing with the association to receive access codes for use of the tennis courts in Sugar Mill. Please do NOT share tennis court access codes.

Just keep swimming

We recently wrapped up another great year at our community pools. The summer was filled with splashing, laughter, and good old fashioned swimming. With wonderful life guards and plenty of sun, it was truly a successful summer for all the Sugar Mill swimmers! In the off-season we will be making much needed repairs to our pools so they will be ready for the 2025 season.



Tips For Exterior Home Maintenance In The Fall/Early Winter

Fix cracks in concrete.

You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small. You will preserve the safety of walkways, which can become hazardous if cracks become too large. To fix concrete cracks, you'll need to clean them out and patch the crack with compound or caulk.

Inspect and repair roof.

Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing, shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

Clean exterior windows.

Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.

Inspect and insulate outdoor water spigots.

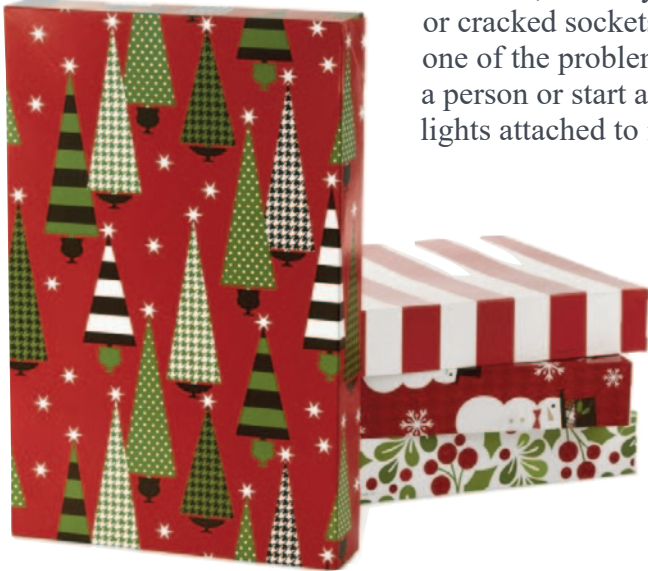
Test your outdoor water spigots for leaks. Turn the water on fully and then cover the faucet with your thumb. If you're able to stop the flow, you may have a leak in the line. When freezing temperatures are forecast, make certain to disconnect and put away garden hoses. Insulate your exterior pipes to keep them from freezing and possibly bursting.

Remove fallen branches and clear the yard.

Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall.

Holiday Safety Tips

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe.



However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.



VOLUNTEERS NEEDED!

Hello Neighbors! Our community is dependent upon the help of many selfless individuals that volunteer their time to the continued improvement of Sugar Mill.

But, we need more help! Would you like to help our community by volunteering your time? Our current needs include *Christmas Decoration management, July 4th parade coordination, and Neighborhood street light liaison.* If you are interested in helping please contact Real Manage and the HOA board will respond quickly.



CALL VICKI!

DOING GOOD IN THE NEIGHBORHOOD

*If you are Buying or Selling in Sugar Mill,
call Vicki Haislup at 281-844-0093 or
vickih@waynemurray.net.*

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6 Ways To Keep Your Packages Safe From Porch Pirates

With the Holiday season comes online shopping and package deliveries. Unfortunately, package thieves, or “porch pirates,” often take advantage of an opportunity and may frequent a neighborhood or community multiple times before moving on to another. As package theft is a crime of opportunity, they will often target houses that provide a quick in-and-out route, especially if the porch or area where packages are delivered is within 25 feet of the street and is easily visible.

But you don't have to fall victim. The Better Business Bureau offers these pro tips to prevent package thieves:



Don't leave unattended packages.

- If you are expecting a package, attempt to schedule its delivery when you know you will be home.
- Ask your neighbors if they mind holding on to packages delivered if you plan to be gone for an extended time.
- Some retailers (like Amazon, a BBB Accredited Business) offer "garage delivery" to avoid having packages sitting out in the open.

Ship to store, storefront or post office box.

- If purchasing an item from a retailer with a physical location near your home, consider shipping it there instead. Retailers will require proof of purchase or identification before releasing packages they have received.
- Some online retailers offer delivery to a pickup location within another store that has a physical location near you. Check your delivery options when ordering.
- If porch pirates are often in your area, consider renting a post office box to receive package deliveries; the cost may outweigh the headaches.

Use a security camera.

- Installing a home security system with cameras or a video doorbell is a great way to deter package theft, especially when highly visible. Consider including a sign that specifically states that the residence is under surveillance.
- Set up your camera alerts so that you know exactly when the package is delivered.
- Even if a package is stolen from your porch, the video evidence will help law enforcement track down the thieves (but be wary of the risk of internet-connected devices and research before you purchase).

Require a signature.

- Many delivery companies include the option to require a signature before leaving a package, letting you take physical possession of the item as soon as it is delivered. While this option works well for those often at home, especially for expensive items, it may create difficulties in receiving packages if your schedule and the delivery service differ, so do your research.
- Be sure to check with the delivery company on their policy for packages that are not signed for; they may return it to the sender after a certain number of attempts.

Opt-in to notifications

- Most retailers provide tracking details with links to delivery services; some even send their own emails to let you know when something has landed on your stoop. Opt-in to shipping-related emails.
- Set up your own notifications with your smartphone or app to remind you of the date and time of expected delivery.

For more information

If you fear your package being stolen, file a report with your local police department and the delivery company. Depending on your delivery service, they may offer insurance or other policies to reimburse you for your losses.

Ways to Connect In Sugar Mill

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

Website: sugarmillhoa.net

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions, ACC Applications and current pertinent information.

Residential Portal: realmanage.com

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.

RealManage: Property Management

16000 Barkers Point Ln #250, Houston, TX 77079

(866) 473-2573 Property Manager: Maria Leal

EmailBlast:

SUGMILL@Ciramail.com

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

Sugar Land 311: Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events

- sugarlandtx.gov - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved.

Be in the know. There is so much to encounter in our Great City of Sugar Land!

Lies and Intrigue on the Internets

There has been a rash of inaccurate information and emotional rants on social media platforms with regard to our beautiful neighborhood, Sugar Mill. The internet is a wonderful place full of opinions. While we all appreciate others opinions, how can you ensure the information you've received about Sugar Mill is correct?

You can sign up to be on the Sugar Mill HOA email where we share pertinent information about our neighborhood. You can email the board directly. You can come to our monthly HOA board meetings that are open to all residents.

However, it is important for Sugar Mill residents to know the the HOA board does not use NextDoor or any other online social platform to share information.

COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them in your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the city-of-sugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.



Sugar Mill HOA c/o RealManage
 16000 Barkers Point Suite 250 Houston, TX 77079
 DeAnne Cox, Community Association Manager
 (281) 531-0002 Ext. 2284 • www.realmanage.com • SUGMILL@Ciramail.com

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Are you and your family New to the Community? Welcome!

If you are new to the Sugar Mill Community, whether as a homeowner or renter--Welcome! As a new resident, you may not be aware of our deed restrictions for the Community. Please logon onto our website Documents (sugarmillhoa.net) for a list of our guidelines and restrictions. To keep informed, please sign up for email notifications on the same website Contact Us (sugarmillhoa.net)



MARTHA'S

TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

Helping buyers and sellers fulfill their real estate dreams for 36 years.

Renovation Mistakes to Avoid

Home renovations can significantly enhance your living space and increase your property's value. However, without careful planning, they can also lead to costly mistakes. Here are five key pitfalls to avoid during your renovation process:

- | | | | | |
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| <p>1) Neglecting a budget: One of the most common mistakes is starting a renovation without a clear budget. Unexpected costs can quickly add up, so setting a realistic budget and including a contingency fund for surprises is crucial. Always get multiple quotes and factor in all expenses, including materials, labor, permits and potential delays.</p> | <p>2) Skipping permits: Skipping necessary permits can lead to fines, legal issues and problems when selling your home. Ensure all renovations comply with local building codes and obtain the required permits before starting work.</p> | <p>3) Underestimating the timeline: Many homeowners underestimate how long renovations will take. Rushing through the process can lead to subpar results. Be realistic about the timeline and plan for possible delays, especially with supply chains or weather conditions.</p> | <p>4) Overlooking functionality: While aesthetics are important, functionality should be a priority. Ensure that your space's layout, storage solutions and flow meet your everyday needs. Poor design choices can lead to a beautiful but impractical living space.</p> | <p>5) Cutting corners on quality: Choosing cheaper materials or labor might be tempting, but this can compromise the ongevity and quality of your renovation. Investing in durable, high-quality materials and skilled professionals will pay off in the long run, ensuring your renovations stand the test of time.</p> |
|---|--|---|---|---|



Martha Lusk, CRS, ASP
 Realtor, Re/Max Southwest
 Accredited Staging Professional
713.826.2331
 mlusk@windstream.net
Sugar Mill resident for 33 years.

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*Experience, Honesty
 and Integrity*



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 If you are currently working with another real estate agent or broker, it is not a solicitation for business.

Sugar Mill Specialist and Waterfront Specialist