

Sugar Mill Connections

ISSUE

48

Summer
2018

Meetings

Meetings are held at:
Sugar Land First United
Methodist Church
431 Eldridge Road
Sugar Land, TX.

Architectural Control
Committee Meetings are
held the 2nd Tuesday
each month in Room 608
at 7:00PM.

Lake Committee Meetings
are held the second
Tuesday of each month in
room 600 at 6:30PM.

Landscape Committee
Meetings are held the
second Monday of each
month in room 608 at
7:00PM.

Pool Committee Meetings
are held the second
Tuesday of each month in
room 600 at
7:30PM.

Board of Directors
Meetings are held the
third Monday of each
month in room 600,
(unless otherwise noted)
at 7:00PM.

For more information,
please contact Rachel
Rivera at MASC Austin
Properties, Inc. at:
(713) 776-1771 or
rchapa@mascapi.com.

Splish Splash it's officially A Sugar Mill Summer

Grab the sunscreen and the kids and plan to spend some time this summer at our neighborhood pools. Both the Seventh Street and Lake pools have new extended hours. Remember to make sure your pool tags are current and that you have them with you when you drop by. For more information on hours and pool activities go to www.sugarmillhoa.net and scroll down to the pool information section.

Play Ball

Sugar Mill has been blessed with one of the best venues for summertime baseball. Constellation Field, home to our Sugar Land Skeeters, is one incredible place to grab a hot dog and watch one of the top professional teams in the Atlantic League. A quick drive to the field puts you up close to the action in this one of a kind ball park. Bring the family and bring a glove to catch a game. Find a home game and more info at www.sugarlandskeeters.com.

Dog Days of Summer

Summertime means more daytime to get outdoors. If that means your favorite pooch gets to go along, remember to always have your pet on a leash, and pit stops are always better for your neighbors when you're prepared to clean up after they stop. Early morning and evening walks are the best time to be outdoors. If your dog is outdoors, make sure to have a shelter to protect them from the heat and summer thunderstorms. And, a little ice goes nicely with their water.

Keeping it Green

If you have a sprinkler system for your lawn, make sure it's tuned to give the maximum benefit without wasting water. If you are one of the many of us that drag the hose out, here are a couple of tips to keep your lawn and shrubs green and healthy. Water early, 2 am to 9am is the best time and it's better to water less frequently and deeper. Most lawns should get 1 to 1.25 inches of water per week. With summertime temps in the 90s's that equates to watering every 3 to 4 days.



I'm Bored!

Kids have a way of finding spare time, dull time. Did you know that just around the corner is one of the most amazing kids places in Houston? The Fort Bend Children's Discovery Center Sugar Land has activities of all sorts in air-conditioned comfort. Plus, The Houston Museum of Natural Science Sugar Land is open every day this summer with fun, informative displays and exhibits. The best part about both places, it that an annual family membership is a very affordable option. Find out more about both places at <http://www.hmns.org/hmns-at-sugar-land/> and <https://www.childrensdiscoveryfb.org/>.

Gone Fishing

Do your best Andy and Opie impersonation with a walk down to the Sugar Mill Lake where your current Sugar Mill ID also acts as a fishing license, because it's our very own lake. Stocked with a wide variety of fish every year, you can grab a spot on the dock, or under our new gazebo, parked next to the tennis courts and lake pool. Remember, it's catch, and release and this cozy spot is the perfect place to let your kids and grandkids discover this great sport.

911 Only When It's an Emergency

We all know about the universal emergency call number, but did you know that 311 is our single point of contact for non-emergency city information? 311 Sugar Land operates Monday through Friday from 7 AM to 5 PM. You can also access this portal via email at 311@sugarlandtx.gov to report a problem or simply ask a question.

Sugar Mill July 4th Parade

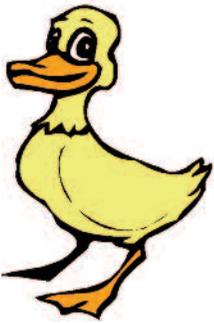
Don't forget to put on your Red, White and Blue... decorate those bikes, wagons and strollers for Sugar Mill's Annual Fourth of July Parade on Wednesday! Participants will gather at Sugar Mill Elementary School parking lot at 10:15am. The Sugar Land Fire and Police Department will sound their sirens and escort the parade down Jess Pirtle to Oak Knoll to Drakewood and end at Sugar Mill Park. We also love spectators to cheer on the parade along our route! Once we reach the park we will have a train, balloon maker, popsicles, music and a few other surprises compliments of the Sugar Mill Homeowners Association. Hope to see you all there!



Do You Remember When You First Learned to Swim?

How about your children? Did you know that the City of Sugar Land is offering swim lessons at the City Park pool on Seventh Street? For Sugar Land residents' sessions for kids and grownups are priced at \$70 and run from May 22nd through August 3rd. You can call 832-617-6777 or visit www.safesplash.com for details.

Lake Pool 1 Ducks 0



Funny how sometimes a very simple solution can fix a potentially complicated problem. As you may have heard, the ducks have been unwelcome visitors at the lake pool. A simple solution was recommended by our landscape committee chair Joyce Dutcher, to run fishing line along the bottom of the fence to keep them out. Guess what...it's working.

And another amusing but brilliant idea, we've put decoy alligators in the pool when it's not in use for those considering dropping in. Karen Lindsay, way to go. Good news, as of this writing, we have our pool back, clean, sanitized and open for business. Simple solution, great result.

Marion's Fishing Corner

Well, springtime is almost over and the fish will be settling into their warmwater-summertime patterns soon. The fast-moving baits that we have been throwing along the bulkheads during the last few weeks are slowly taking a backseat to bottom-hugging lures like jigs and plastic worms. I don't mean to imply that crankbaits and spinnerbaits will not catch fish this time of year, because they certainly will. But with the scorching sun and very warm water conditions that we will be experiencing for the next few months, fast-moving baits will normally be most effective during the early morning and late evening hours. This is when fish will be roaming the banks and looking for an easy meal.

During the heat of the day, the larger fish will be in an "ambush" mode. They will bury up into any brush they can find, and hope that some unsuspecting prey will come along. If not, they will just hold there in a secure piece of cover and wait for the late evening, primetime feeding opportunity. The best way to increase your odds during the midday heat is to slowly probe these brushy holding areas with weedless jigs and worms. A slow, methodical presentation with multiple casts to likely spots is going to be your best tactic. Bass that are holding in these better brushpiles are usually not willing to chase a fast-moving bait, but will readily engulf a plastic worm that slithers down into their living room.

One thing that can change these hot-weather general rules is thick cloud cover or rain. Under these conditions, the fish will often cruise the bulkheads and actively chase baitfish all day. Crankbaits, topwaters, and spinnerbaits become major players again during these times. Some of the best fishing I've ever experienced has been on warm, rainy summer days.

So for the next few months, the time of day will have a much bigger impact on fishing success. The middle of a hot summer day is not going to be the most productive time to be on the water. You can still catch a few fish, but you will need to adjust your tactics and concentrate on deeper- water structure.

Remember to catch and release, because a bass is far too valuable of a resource to catch just once... Good Luck, Marion. *Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 25 years.*

How To Be A Good Neighbor

Developing relationships with your neighbors can make your life easier and the community safer—and maybe even result in lasting friendships. The good news is that it's easy to extend acts of courtesy to those who live close by.

1. Welcome new people to the neighborhood by stopping by and introducing yourself. Baking cookies is a traditional way to extend a warm welcome, but you can also bring them recommendations for local services, such as babysitters or landscapers; a children's activity kit filled with coloring books, crayons and games, or a list of important local phone numbers.

2. Little gestures can go a long way. Offer to collect your neighbor's mail, water their plants or feed their pet while they're on vacation. If that's too much of a commitment, you might offer to keep an eye out on their house while they're away.

3. Keep up your house and yard. This will help maintain property values while keeping the neighborhood as a whole looking its best. Mow your grass regularly, trim your shrubs as needed and make facade repairs in a timely manner.



4. Keep your neighbors informed of relevant news, such as upcoming construction or recent crime. Extra eyes and ears are always welcomed.

5. If a neighbor lends you something, whether it's a tool or their time, return the gesture quickly. It's easy to move along with your project and forget they've done you a favor, so be sure to show your appreciation in a timely manner—your gratitude won't be overlooked.

Home Improvement Apps For Your Phone



Downloadable iPhone and Android apps offer ways to maintain, improve, and save money on your home.

Match that paint color

If you see a color at a friend's house that would look great in your home, use Benjamin Moore's Ben Color Capture or Sherwin-Williams' ColorSnap, free mobile apps for iPhone, to conjure up a matching paint color and code in a jiffy. Take a photo with your phone, and the app matches the paint as closely as possible, and will display secondary and complementary colors.

Get rid of stains

Good Housekeeping magazine has placed all their best stain-removal and cleaning advice into their free @Home app. It also includes decorating ideas and a searchable list of the 5,000-plus products that have earned a Good Housekeeping seal.

Look for recycled stuff

If you're searching for a cheap replacement part, or looking for a deal on slightly used

appliances and materials, eBay's free Mobile app lets you search the auction site's entire marketplace. You can also put any of your used-but-functional household items up for sale and recoup some cash. For listings close to home, search the popular Craigslist site through the free Craigsnotifica for Android or Craigspro for iPhone.

Carpenter's tools in one

For \$1.99, the iHandy Carpenter app puts a ruler, protractor, bubble level, surface level, and plumb bob into your iPhone, allowing you to make measurements without lugging out the tool box. It's perfect for simple jobs like hanging frames and mirrors. Need just a level? There's a free app for iPhone from iHandy and for Android from Johnson.

Calculate materials you'll need

Before you approach a home improvement project, use the \$1.99 Handy Man DIY to record dimensions of flooring, windows, walls, and more. It calculates how much material you'll need and gives you a cost estimate.

Here's to using your phone, around the home!

DIY Home Energy Audit

Is your home squandering precious energy? Here's how you can search out areas of energy waste that may be costing you money.

By following up on problems, you can lower energy bills by 5% to 30% annually. With annual energy bills averaging \$2,200, investing in fixes or energy-efficient replacement products could save you up to \$660 within a year.

Leave the deerstalker hat and magnifying glass behind. All you'll need for energy sleuthing is a flashlight, some time—and not just for serenity's sake—a stick of incense.

1. Hunt down drafts. Hold a lit stick of incense near windows, doors, electrical outlets, range hoods, plumbing and ceiling fixtures, attic hatches, and ceiling fans in bathrooms—anywhere drafts might sneak in. Watch for smoke movement. Note what sources need caulk, sealant, weatherstripping, or insulation.

2. Check attic insulation. Winter or summer, insulation does the most good when it's overhead, so start with the attic. If the insulation you see covers the tops of the joists by several inches, you probably have enough. If the insulation is only even with the tops of the joists, you probably need to add insulation.

3. Inspect exposed ducts. Look for obvious holes and whether joints are sealed. Heating, ventilation, and cooling (HVAC) ducts are made of thin metal and easily conduct heat. Consider insulating them.

Board Information / Important Numbers

Sugar Mill's Board of Directors:

Name	Position
Michelle Riemersma	President
Karen Lindsay	Vice President
Colleen Hermann	Secretary
Roy Adamcik	Treasurer
Ray Schilens	Member At Large

City Dispatch	281-275-2525
Police (Non-Emergency)	281-275-2020
Fire Department	281-275-2873
Police Department	281-275-2500
City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police (Emergency)	911
Sherriff's Department	281-341-4700
Crime Stoppers	281-342-8477
Kempner High School	281-634-2300
Sugar Land Middle School	281-634-3080
Sugar Mill Elementary	281-634-4440
Fort Bend ISD	281-634-1000
Animal Control	281-275-2364
Ask City	281-275-2489

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

Rachel Rivera
Property Manager
713-776-1771 / rchapa@mascapi.com



Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines on the Sugar Mill HOA website at:
<http://www.sugarmillhoa.net/>

Water Saving Tips From The City of Sugar Land

Install water saving showerheads An effective water saving showerhead should have a flow rate of 3 gallons or less a minute. Standard showerheads use from 5 to 10 gallons a minute.

Displacement devices in the toilet Several types of displacement devices can be used in toilets, but they should not be used in the newer, lower water use toilets that use less than 3.5 gallons per flush.

Install faucet aerators The standard faucet flow rate is 5 gallons a minute. A low flow aerator can reduce this flow to approximately 2.5 gallons a minute while still providing adequate water for washing and rinsing.

Change water use patterns The washing machine and dishwasher should only be used when fully loaded.

Examine personal water use habits Simply change water use habits for tooth brushing, shaving, washing hands or taking a shower. Instead of allowing the tap water to run continuously, run the tap only when rinsing.

Find and repair water leaks

Leaks can easily account for 10 percent of water bills. Toilets are notorious for hidden or silent leaks because leaks are seldom noticed unless the toilet "runs" after each flush.

Use efficient outside watering practices Plant native vegetation. Water grass only when needed - if grass springs up after being walked on it does not need water. When watering, water slowly and deeply. Water during early morning hours to minimize water loss by evaporation and discourage disease.



Call Vicki!

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



Vicki believes in giving to those in need. List your home with Vicki and she will donate \$100 to your favorite charity.

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POOL SAFETY TIPS!

1. Keep children within arms reach. Drowning can occur in as little as 10 seconds. Let the phone ring, have someone else BBQ, and keep your attention on the pool to ensure everyone stays happy and safe.
2. Use inflatables wisely. Inflatables are a lot of fun, but to maximize safety, limit the number of inflatables in the pool at one time so you can easily see all the swimmers in your pool.
3. Establish rules. Have a family meeting to create some easy-to-remember pool safety rules. Post your family pool rules in a visible location.

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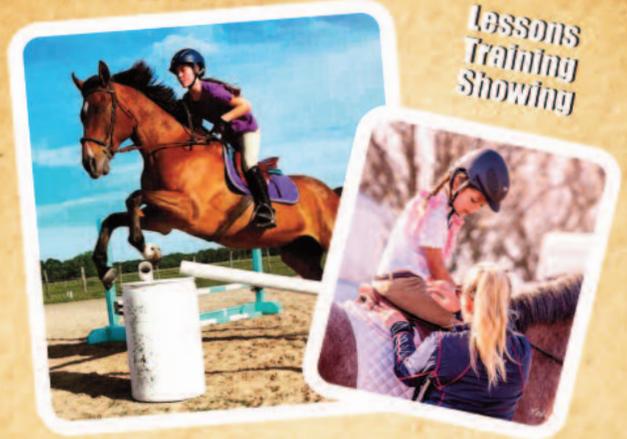
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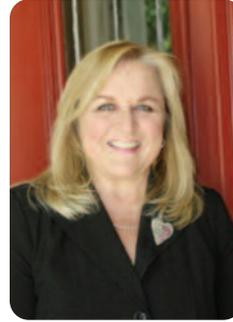
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- Is Your Wooden Fence that Old, **GREY** Weathered Color?
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I sold my listing on Millpond in Sugar Mill in 17 days! We're entering the Summer Market. Call me for the least hassle, the most \$\$ for your home, and fast results.



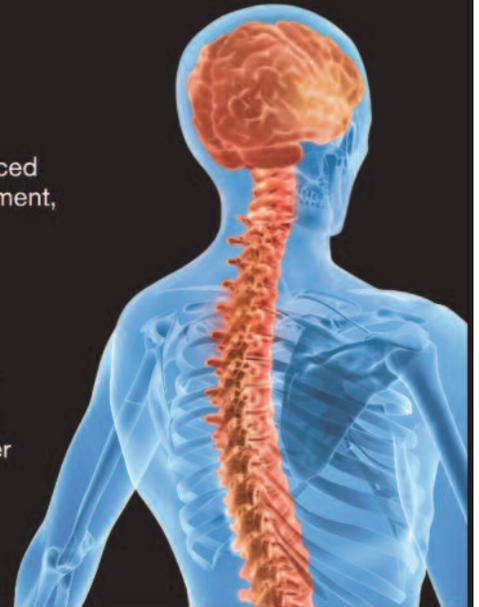
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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HOME CARE MYTHS:

1. Stone countertops are indestructible. In fact, stone countertops are easy to stain and scratch. Plus, regular household cleaners and mildly acidic substances, like soda, coffee and wine, can dull stone surfaces over time. **2. Your smoke detector's test button is foolproof.** The test button tells you the sound is working, not if the sensor that detects smoke is working. Use real smoke to check it. Light a match, blow it out and hold it near the detector. If the alarm goes off, it's working. **3. A lemon is a great way to clean a disposal.** A lemon's acidic juice will corrode the metal parts of your disposal, and coffee grounds will accumulate in pipes and clog them. The best natural cleaner is baking soda, which will clean

the blades but won't damage the metal. **4. CFLs cost too much, and are dangerous.** Compact fluorescent lights (CFLs) aren't as expensive as you think and don't contain enough mercury to cause any harm. Plus, CFLs last an average of five years. **5. Trendy kitchen re-do will increase my home's value.** Home trends come and go quickly. Instead of remodeling in the latest look, try repainting with trendy colors. If you do opt for a full remodel, choose elements with a time-less style, like wood floors and subway tile. **6. A contractor recommendation from a friend is good enough.** Look for a contractor as if it were a job interview. Before hiring, talk to a couple of sources and check the contractor's online reviews.



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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