

From The Board:

Meetings

Meetings are held at:
Sugar Land First United
Methodist Church
431 Eldridge Road
Sugar Land, TX 77478.

Architectural Control
Committee Meetings are
held the second Tuesday
of 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.

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

HOA Annual Meeting is
held the last Tuesday in
March of each year.

For more information,
please contact Terri Salter
at MASC Austin
Properties, Inc. at:
(713) 776-1771 or
tsalter@mascapi.com.

The City of Sugar Land has begun an inspection of the trees along street rights-of-way in Sugar Mill for compliance with City Ordinance. The ordinance states: *Where the tree overhangs a residential street, there must be a clear space under the tree that is 12 feet above the street surface and 8 feet above the sidewalk surface.* In the event you receive a notification from the City there is a thirty day time period to get the trees trimmed.



The BOD would like to advise all residents that the deed restrictions require all trees and bushes on their property to be properly trimmed. The most important trees and bushes are the ones planted within 10 feet of community fences. Large trees and bushes can do much damage to our property, and it is important that residents tend to the plantings in their backyards. We have asked our property manager to be mindful of these harmful plantings, and the ACC will support the mailing of letters to enforce this trimming mandate.

Traditionally Valentine's Day is the time when Texans trim their roses. It looks like the weather this year will push that trim date a bit later in the month. Yard clipping/cutting trash pick up day is Monday. Please remember that your refuse is to be taken to the curb no earlier than 7PM.

Spring is a good time to pressure wash any mildew off of your home, make sure window screens are not torn and that trees are trimmed. Flowering bushes like azaleas should not be trimmed until after the blooms are spent. It is also a wonderful time to make sure that there are no holes big enough for squirrels to enter the attic as they can do much damage to the electrical wires of the home.

A reminder too from Texas Parks and Wildlife that we share lands with wild animals. It is bobcat mating season and there have been bobcat sightings in Sugar Land. If you see an animal that belongs in the wild, be it a bobcat or coyote, please call Sugar Land Animal Control at 281-275-2842. An animal control officer will be dispatched and the animal tranquilized and relocated to a natural environment for that animal. There is such beauty in these wild creatures and we are lucky to have a reminder of the coastal prairie where we are fortunate to live. There are red-tailed hawks and owls living in our community too – such splendor in the skies.

In our next newsletter there will be a list of five cul-de-sacs that have been updated with bull rocks instead of shrubs. The Board is progressing on renovations to our community that reduce the need for water while freshening the look. There will be more updates as the work progresses.

The new bulkhead on Ragus Lakes Drive is being installed (see details on page 3). The December time was preempted by the City's drainage work on that street. A new deck area will be installed after the bulkhead settles. We have locked the gate leading to the deck/bulkhead until all the work is complete. It is a safety imperative. Please do not enter this area until all work is complete.

Lastly, we have included the ACC form in this edition (page 2). Please remember that before making any changes to the exterior of your home, please submit a request to the ACC for approval. This includes paint (even if it's the same color), roofing, additions, fencing and play equipment, or any other work/changes being done to the exterior of your home.

Thanks,
Sugar Mill's Board of Directors



ARCHITECTURAL MODIFICATIONS REQUEST

Owner's Name _____ Phone# (h) _____ (w) _____
 Address _____ Lot # _____ Block _____ Section _____

ALL SUBMISSIONS for new construction, additions, or new structures (i.e. storage sheds, swimming pool/spas, patio covers/ etc.) **MUST INCLUDE A COPY OF THE CERTIFIED PROPERTY SURVEY. NO SUBMITTAL WILL BE APPROVED UNLESS THE FOLLOWING ITEMS ARE INCLUDED:**

Sketches – a copy of a certified property survey that clearly displays the seal, showing: improvements, location of the house, lot lines, dimensions and easements: - Elevations (including side views) showing dimensions, - photos sufficient to subscribe the project in detail. For any exterior painting requests, please include color samples (even if same color as existing) and a photo of the house. Should you have any questions, call (713) 776-1771. **All samples are non-returnable, as they are kept in our files for future reference.**

BRIEFLY DESCRIBE THE ALTERATION OF IMPROVEMENT WHICH YOU PROPOSE:

LOCATION OF IMPROVEMENT:

_____ Front of house	_____ Roof of house
_____ Back of house	_____ Garage
_____ Patio	_____ Side of house
_____ Other (Describe) _____	

MATERIALS NECESSARY FOR PROPOSED IMPROVEMENT:

_____ Paint Color(s)	_____
_____ Stain Color(s)	_____
_____ Lumber Type(s)	_____
_____ Brick Type(s)	_____
_____ Screen Type(s)	_____
_____ Concrete	_____
_____ Pipe	_____
_____ Electrical	_____
_____ Fence Type	_____
_____ Dimensions	_____
_____ Other	_____

_____ Signature of Owner _____ Start Date _____ Completion Date

Return to:
 Sugar Mill Community Association, Inc.
 945 Eldridge Road
 Sugar Land, TX 77498
 Ph: 713-776-1771 Fax: 713-776-1777
 Email: grodriguez@mascapi.com

Marion's Fishing Corner

Newer isn't always better...

This is one of my favorite times of the year. Why? Well, this is the time of the year that all of the major tackle manufacturers introduce all of their new products for the upcoming spring fishing season. This is when they showcase all of the latest and greatest rods, reels, lures, lines, and accessories that they hope you will add to your "must have" list. And believe me, I have added many items to my list over the years.

But are these new products necessarily better than what we have used over the years? Do we catch more fish by using the newest rods, reels, and lures on the market? I think that subject is open for debate. Sure, I try to keep up with all the latest developments and trends in fishing tackle, and I invest in something new when I think it might benefit my style of fishing. But many times, I revert back to my "tried and true" tackle that has served me well over the years. Truthfully, my favorite rods that I rely on were purchased seven or eight years ago. And no, they are not as lightweight as the new "nanotech" rods of today, but they are strong, sensitive, and reliable. What more do I need? And when it comes to reels, most of my favorites have been out of production for 15 years or more. But I still use them on every fishing trip and they perform flawlessly. I own and use some of the newer "teardrop" shaped low-profile reels also, but I just love the feel of the older versions.

As for new baits being introduced to the market, the choices are endless. Some of the new

finishes on crankbaits nowadays are so realistic, that it seems scales would rub off on your hands. New fishing lines are always a big item, with claims that they are stronger, thinner, and more sensitive than before. Are they really better, or just newer? I guess you would have to judge for yourself. If they give you more confidence, then they are worth the investment.



So I'm going to have fun looking at all the new tackle coming out this year. I'm sure I'll purchase a few of the products that fit the way I like to fish and give them a try. If I have success and gain confidence, then it's money well spent. If not, I'll just go back to my "old reliable" tackle and tactics that have worked well in the past. Mixing the old with the new has always been a fun challenge for me. Some new products are long on hype, but short on substance. But by the same token, some new products are real improvements over older versions, and deserve a place in your arsenal. Determining which is which has always been the fun part.

Remember to catch and release, because a bass is 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 18 years.

Sugar Land City Council recently approved a \$1.1 million contract with Metro City Construction, L.P. for drainage improvements in Sugar Mill.

The improvements are identified in the City's master drainage plan and will reduce the risk of street ponding and flooding previously reported in sections one, two and three of Sugar Mill, an area surrounded by Eldridge Road, Lakeview Drive, Wood Street and Greenbelt Drive.

The project builds on drainage work that was completed in 2011. Since then, the City focused on acquiring easements and a permit from the U.S. Army Corps of Engineers. Construction will soon begin on two storm sewers along Rolling Mill and Hillary Circle that will deliver water to Cleveland Lake. The project is expected to last about six months.

Drainage improvements continue north of Sugar Mill in the Ragus Lakes area. The year-long \$4.4 million project began last November and will be completed in phases.

The Ragus Lakes project includes installation of box culverts along Ragus Lake Drive, Vickery Drive, Kathi Lynn Lane, Jo Ann Lane and Baytree Drive and a drainage pipe along Jo Ann Drive between Vinehill and Mary Sue Court. The planned improvements continue into Covington Woods along Vinehill Drive to Baytree and Maygrove.

Registration Open for Spring Break 2014

Looking for a spring break for children filled with fun, adventure and new friends? Then, consider "5 Days of Fun Camp" March 10-14, from 8 a.m. to 2 p.m., at the Imperial Park Recreation Center, 234 Matlage Way. The camp includes a week full of crafts, activities and games. Children will participate in different fun and exciting themed events each day such as creating team flags, competing in different games from around the globe and learning about foods from different countries during "World Olympics Day." Children should wear comfortable shoes and weather-appropriate clothing. While a snack is included, campers must bring a lunch. Space is limited, so call now to register. The camp is open to children between the ages of 5 and 12. The cost is \$100 for children who live in Sugar Land and \$125 for non-residents. For more information, contact the Imperial Park Recreation Center at (281) 275-2885 or visit ww.imperialparkrecreationcenter.org.

Revised Agreement To Imperial Development

Sugar Land City Council recently amended an agreement between the City and Cherokee Sugar Land LLP for the Imperial Redevelopment project, a 700-acre master-planned community located at the northeast corner of State Highway 6 and U.S. Highway 90A. The amendment provides development applications to modify plans for the overall project, maintains the mix of uses originally planned for the redevelopment of the refinery and establishes time lines for developer obligations for public improvements at the refinery site. Key points of the amended agreement include the following items: The development manager may submit concurrent applications to modify the general plan and planned development zoning district. The modifications will include a change in land use. Area previously designated for a business park and commercial development along Oyster Creek will be considered for single-family residential. The amendment sets minimal taxable values per acre. Designated commercial areas along Highway 6 may change to office and business uses. The development manager will construct infrastructure necessary to support initial redevelopment of the Imperial Sugar refinery site within two years. The development manager will remodel or construct shell space for a historic museum within two and a half years. For more information visit www.sugarlandtx.gov.

Yard Of The Month - January 2014



Our family moved to Sugar Land and Sugar Mill in 1981. We have been blessed with a great community, a pocket full of good neighbors, most of which are still located on Muirwood Lane. We truly enjoy working in our yard, and always seem to have another project going to improve our home and yard. Thank you Sugar Mill for a wonderful community.

*Arthur Holley
615 Muirwood Ln.*

If you drive by Arthur might be out front, he's always working in his yard. As a thank you, I presented Arthur with a \$25.- gift certificate from the "Yard of the Month" sponsor, Caldwell Nursery.

Thanks Arthur for all your hard work & great ideas!

Happy Gardening!

I'll see you around the block,

Cheryl Swanson

Important Numbers

Sugar Mill's Board of Directors:

Name	Position	Contact #	Email Address
Bill Cure	President	281-491-9536	bill.cure@gmail.com
Robert Sheffield	Vice-President	281-242-0453	rsheffield81@comcast.net
Hank Ochel	Treasurer	214-293-4376	hank_ochel@me.com
Debra Blesener	Secretary	713-628-6991	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77498

Terri Salter
Property Manager
713-776-1771 / TSalter@mascapi.com

Sugar Land Dispatch	281-275-2525
Sugar Land Police	281-275-2020
Sugar Land Fire Dept	281-275-2851
Sugar Land City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police, Fire, Ambulance	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	281-275-2596

Annual Meeting Notice:



The Annual Meeting for the Sugar Mill Community Association, Inc. has been scheduled for Tuesday, March 25, 2014 at 7:00 P.M. The meeting will be conducted at the First United Methodist Church in the "Great Hall" located at 431 Eldridge Road, Sugar Land, TX 77478. There will be two (2) board positions available for a three-year term.



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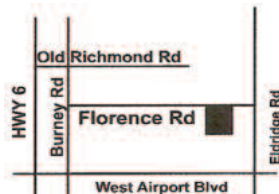
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- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbbers Taken Over **YOUR** Home?

281-277-4013

LENORA "SISSIE" GOFF REALTOR SUGAR MILL RESIDENT

We have had a crazy winter, but spring is upon us, so let's get moving! If you're thinking of buying or selling soon, please give me a call for some great purchasing & marketing ideas.



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*Learn more about the advanced techniques available for the treatment of varicose veins. Join Dr. Baltazar for a **free seminar** on Tuesday, January 21, at 6 p.m. in the Houston Methodist Sugar Land Hospital Conference Center. For reservations, call 281.274.7500 or email slrsvp@houstonmethodist.org.*



methodistsugarlanddocs.com

Medical Office Building Three
16605 Southwest Freeway, Suite 505
Sugar Land, Texas 77479
281.240.8400



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

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FIRE FIGHT: Tangled extension cords? Power strips galore? Your home's wiring system might be working overtime with all the new gadgets you received for Christmas — and it might be at risk for igniting a fire. Straighten out these wiring problems and more with tips from This Old House. Have a licensed electrician walk through your home every five years to look at the wire insulation and the service panel and check for any code violations. If you're doing it yourself, start by turning off the circuit at the main breaker panel. Code requires outlets within 4 feet of a door and every 12 feet after that. Ex-

tension cords can be useful, but keep in mind that smaller-gauged cords can overheat and start a fire if overused. Adding more outlets can run about \$100 per outlet on first levels and \$200 upstairs. Another fire hazard is overlamping, in which light fixtures have a bulb with higher-than-recommended wattage installed. Check the fixtures' wattage limit or use bulbs that are smaller than 60 watts. Flickering lights aren't just annoying — they could be a sign of wire trouble, too. The outdoor fitting where overhead cables from the power line come into the house, or frayed wiring in the weatherhead, causes the short when the cable moves. Call your electric utility to have it replaced for free.



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Fast Fact

Forty-five percent of Americans make New Year's resolutions. Among the most popular goals: lose weight, get organized, spend less and save more, stay fit and healthy, and quit smoking.

Do you know someone who is thinking of buying or selling a home? Please mention my name.

This newsletter is for informational purposes only and should not be substituted for legal or financial advice.

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