

# SUGAR MILL

## RESIDENTIAL NEWSLETTER

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COMMITTEE MEETINGS  
COMMITTEE MEETINGS ARE ON  
HOLD NOW DUE TO COVID AND  
WILL RESUME WHEN IT IS SAFE  
TO DO SO.

BOARD MEETINGS  
BOARD MEETINGS ARE BEING  
HELD ONLINE UNTIL IT IS SAFE  
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OBTAIN CALL-IN INSTRUCTIONS  
TO PARTICIPATE IN THE BOARD  
MEETINGS.

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HOUSTON, TX 77079

MARIA LEAL  
COMMUNITY ASSOCIATION  
MANAGER  
866-473-2573  
SUGMILL@CIRAMAIL.COM  
WWW.REALMANAGE.COM

Hello residents,

Fall has arrived! We hope you've been enjoying the cooler weather. There's a lot happening within our neighborhood, so we wanted to provide you with a quick update on some of the community's projects:

- Tennis Courts** – Repair has begun on all three tennis courts in Sugar Mill.
- 7th Street: Repairs to the surface of the court, addition of windscreens on some sides of the court, light replacement as needed.
  - Jess Pirtle: Repairs to the surface of the court, addition of windscreens on some sides of the court, light replacement as needed.
  - Lake Courts: Complete resurfacing, addition of windscreen on one side, light replacement.

**7th Street Community Area Drainage Solution** – For many years there has been the issue of significant accumulation of water in the area of the 7th Street Park and pool during severe storms. We have contracted with a company to install underground drainage that will be connected to city owned drainpipe beneath HOA property. We anticipate the work will conclude by the end of November.

**7th Street Pool Re-surfacing** – The Sugar Mill Board of Directors has signed an agreement to have the 7th Street pool resurfaced. We anticipate the work will conclude by the end of 2020.

**Re-Landscaping of Sugar Mill Entry Ways** – The HOA board applied for grant money to help offset the cost of this project, We have been notified by the city that the anticipated decision date is mid-November. Assuming our plans are selected by the city we will be able to move forward with this project in the March/April timeframe of 2021.

We wish everyone a safe and relaxing holiday season!

Sincerely,

Sugar Mill Board of Directors



### WOOD FENCE PROJECT

THE WOOD FENCE PROJECT IS NEARING COMPLETION. READ THE LATEST NEWS.

### LOOKING TO RENT YOUR PROPERTY?

IF YOU'RE LOOKING TO RENT YOUR PROPERTY IN THE COMMUNITY, PLEASE READ THIS TO BE IN THE KNOW.

### HOLIDAY SAFETY TIPS

THE HOLIDAYS ARE A GREAT TIME TO CELEBRATE. MAKE IT A SAFE SEASON WITH THESE TIPS.

## RECYCLING - DID YOU KNOW?

Christmas wrapping paper can be recycled as long as it is plain. Metallic paper, or paper with velvet flocking and glitter should go into the trash. If you are unsure whether or not your paper can be recycled use the scrunch test – when scrunched into a ball recyclable paper will hold its shape while unrecyclable will not.



Christmas cards – same. Plain paper cards can be recycled but cards with glitter, or made from shiny photo paper cannot (consider cutting off the plain side of the card for recycling).

Ribbon – much like plastic grocery bags, curly ribbon can get caught in the machines used for sorting. Bows are not such an issue but consider saving and reusing next year.

Christmas tree lights – old lights should not be placed in the trash bin but can be recycled. Call Republic Waste at 713-726-7307 to schedule an electronic waste (E-Waste) pick up. Remember anything with an electric plug, runs on batteries or is rechargeable can be recycled.

Christmas Trees –once again the City of Sugar Land will be recycling live trees after the holiday. Place the tree on the curb on Green pick up day (Monday for Sugar Mill residents). Remember to remove all tinsel, ornaments and lights.

For those who wish to reduce and reuse as well as recycle, consider these wrapping alternatives: fabric such as quilting remnants, scarves, wraps or pashminas, reusable canvas bags, newspaper, comics, or old sheet music, maps, or letting the littles decorate a plain cardboard box with magic markers.

Get creative this Christmas by finding new ways to use what you already have on hand, save the planet and maybe start a new family tradition.

## WOOD FENCE REPLACEMENT PROJECT IS NEARING COMPLETION

**THOSE OF US THAT WALK THE SUGAR MILL PATHWAYS ALONG OUR BAYOUS AND DRAINAGE DITCHES, HAVE SEEN CONTINUOUS PROGRESS ON BOTH THE UPGRADES AND REPLACEMENT OF THE MAJORITY OF OUR WOOD FENCES.**

First, the HOA Board and fence committee thanks all our residents that cooperated so well with the fence construction team in so many ways such as trimming, large shrub/tree removal, open back yards (short time as possible!) and helpful, constructive feedback when the inevitable issues came up.

As a reminder of progress, The final construction will be along the Burney Road section and when done will complete the first phase. Our plans are to move immediately to the 7th street pool area which will then complete all non-entrance wood fencing. As was explained in the yellow flyer of several months ago (available on the HOA web site), the next phases will be replacement of most of the concrete fencing with a new style of entrance fence. Much more on this in our next newsletter.

To recap the important considerations of this large project, the final design along with the selection of the best contractor was a deliberate process that has resulted in what we hope will be a decades lifetime of a beautiful and appropriate fence. Also a design that can be repaired easily and with low cost when necessary. As such, the "bones" of the fence have a number of upgrades such as 4x6 posts, 3 foot deep double bag concrete post holes, extending warranty post savers, weed eater guards, 2x12 rot boards, and cedar top trims.

Thanks again for all the cooperation and especially the great feedback from our homeowners - very much appreciated.

### YARD OF THE QUARTER - 218 MILL TRAIL DR.

Thank you and congratulations to  
homeowners Brian and Laurie  
Holcombe.

We appreciate your efforts to help  
keep Sugar Mill looking beautiful!



# Looking To Rent Your Property In Sugar Mill? Know The Facts!

Sugar Land is a growing and desirable place to live so it is no surprise that people would want to buy and rent homes in Sugar Mill. Our neighborhood boasts great schools, ample green spaces, parks, and amenities. The City of Sugar Land has strict policies governing rentals and requires that property owners be licensed to rent.

Many people are unaware of this ordinance but not complying can bring a hefty fine of up to \$500 a day for each day the property is rented without a license. Rental properties are also required to maintain the same standards of upkeep and maintenance as an owner-occupied residence.

## Looking to rent your property?

A rental property owner in Sugar Land will have to meet a few requirements under the city's rental program which include:

- Maintaining the property in compliance with all city health, sanitation, and property maintenance codes.
- Remediating any violation of city codes found on the property.
- Prohibiting registered sex offenders from renting the property if the unit is within 2500 feet of an area designated as a child area under Article XI, Chapter 3 of the Sugar Land Code of Ordinances.
- Application and fee can be submitted on line, printed and submitted in person at City Hall, or by mail.

## Renting Property in Sugar Land?

If you are looking to rent a residential property in the City of Sugar Land here are a few things you should know:

- You should verify that your landlord has a valid rental license for the property.
- A renter will not be able to activate water service in his/her name if the property is not licensed as required by City ordinances.
- An inspection of the property should be conducted prior to your move-in date.
- Tenants can submit complaints to the City of Sugar Land should a property owner fail to maintain the property at any point (ex: plumbing failures, electrical issues, HVAC defects).

The city is committed to working with you to ensure that your property complies with all applicable standards. If you have any questions or concerns, please contact the rental program at [rentalprogram@sugarlandtx.gov](mailto:rentalprogram@sugarlandtx.gov) or 281-275-2170.

For more information you can visit the city's website here: <https://www.sugarlandtx.gov/493/Rental-Licensing>

## Work From Home and Virtual Learning tips:

Many people are facing unprecedented changes to their working environments and many children are now obtaining their education virtually. Here are some tips for these new times:

- Test your internet connection prior to virtual meetings.
- Ensure software is up to date.
- Designate a space in your home for productivity or learning.
- Set clear times for work/school sessions.
- When using video ensure your space is free of distractions (in front or behind).
- Avoid distractions (television, cell phones, pets).
- Be patient with yourself and others as we navigate a virtual world.
- Take time away from your digital devices.



Much of our day is spent looking at glowing rectangles. Be cognizant of how much time is spent in the digital world. Build in time each day away from devices and screens. While the rise of virtual meetings can make us seem more connected it's important these tools do not allow us to become more distant in our non-virtual lives.

## Watch Out For Potential Fire Starters

Use of candles and fireplaces, combined with an increase in the amount of combustible, seasonal decorations in many homes during the holidays, means more risk for fire. The National Fire Protection Association reports that one-third of home decoration fires are started by candles and that two of every five decoration fires happen because the decorations are placed too close to a heat source.

# Celebrating a Socially Distant Holiday

Sadly many of our favorite pastimes have been cancelled due to the Coronavirus; fortunately there is one holiday tradition we can appreciate while maintaining distance – Christmas light viewing.



Take an evening to drive around the Sugar Mill neighborhood and gaze at Christmas lights. Find a Christmas station on the radio or bring along some favorite CDs. Passengers can also bring a hot drink in their travel mugs to sip along the way.

Make a game of it – apparently Santa has a wide variety of transportation options so look for the inflatables with Santa riding not only a sleigh but a boat? A plane? A helicopter? Even riding an alligator!

Santa has a lot of helpers so find the house with the most Santas in the yard.

Homeowners, get creative and think outside of the traditional Christmas gift box so look for Droids, Jedi Knights, dragons, sea life and more.

This activity is safest when enjoyed with people in your own household so buckle up and bundle up for an evening of family fun.

## Tree Safety During The Holidays

Decorating is one of the best ways to get in a holiday mood, but emergency rooms see thousands of injuries involving holiday decorating every season. When decorating, follow these tips from the U.S. Consumer Product Safety Commission:

Keep potentially poisonous plants – mistletoe, holly berries, Jerusalem cherry and amaryllis – away from children.

If using an artificial tree, check that it is labeled “fire resistant”. If using a live tree, cut off about 2 inches of the trunk to expose fresh wood for better water absorption, remember to water it and remove it from your home when it is dry.

Place your tree at least 3 feet away from fireplaces, radiators and other heat sources, making certain not to block doorways.

Avoid placing breakable ornaments or ones with small, detachable parts on lower tree branches where small children can reach them.

Only use indoor lights indoors and outdoor lights outdoors, and choose the right ladder for the task when hanging lights.

## The expertise to **KEEP YOU MOVING**



### Our sports medicine specialists can help keep your body in motion

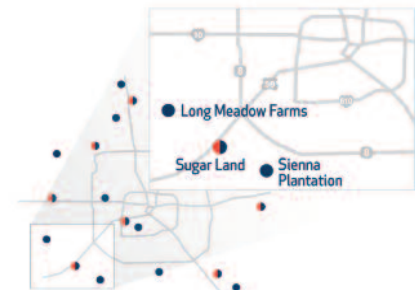
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## Did You Know? Sugar Land Has An App!

MySugarLand is the official mobile app for the City of Sugar Land. Features include: **Report a Concern** – Report issues such as potholes, sidewalks in need of repair, drainage issues, animal concerns, mosquito problems, general questions, and more. **Sugar Land News** - Receive official news releases from the City. **My Neighborhood** - Access trash pick-up dates, mosquito spray schedules, city representatives, and police beat information, as well as local parks, city facilities, and Capital Improvement Projects within one mile of your home address.

**Traffic and Railroad Monitoring** - Access real-time traffic and railroad crossing conditions throughout Sugar Land. For more details visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

### Importance Of Being “In the Know”

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](http://sugarmillhoa.net)

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

#### Residential Portal: [realmanage.com](http://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](mailto: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.

#### Social media: [NextDoor.com](http://NextDoor.com)

NextDoor has been the only means of getting information to our residents who have not accessed the other designated options for doing business. Please consider this communication as a media of “social” issues and neighborly events or occurrences that benefit the community. We do not advocate NextDoor, but realize that it is utilized by some and we have tailored our communication to be as a “notice” and not for the Board of Directors of Sugar Mill to dialogue in the business side of Sugar Mill Community Association.

**Newsletter:** Quarterly publication. Comeback issue: November 2019

**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](http://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!

## 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 on 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 [cityofsugarlandtx.gov](http://cityofsugarlandtx.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.

# A Safe Thanksgiving

Thanksgiving is a time when many families travel long distances to celebrate together. Travel increases the chance of getting and spreading the virus that causes COVID-19. Staying home is the best way to protect yourself and others. If you must travel, be informed of the risks involved.



## Lower risk activities:

- Having a small dinner with only people who live in your household.
- Preparing traditional family recipes for family and neighbors, especially those at higher risk of severe illness from COVID-19 and delivering them in a way that doesn't involve contact with others.
- Having a virtual dinner and sharing recipes with friends and family.
- Shopping online rather than in person on the day after Thanksgiving or the next Monday.
- Watching sports events, parades, and movies from home.

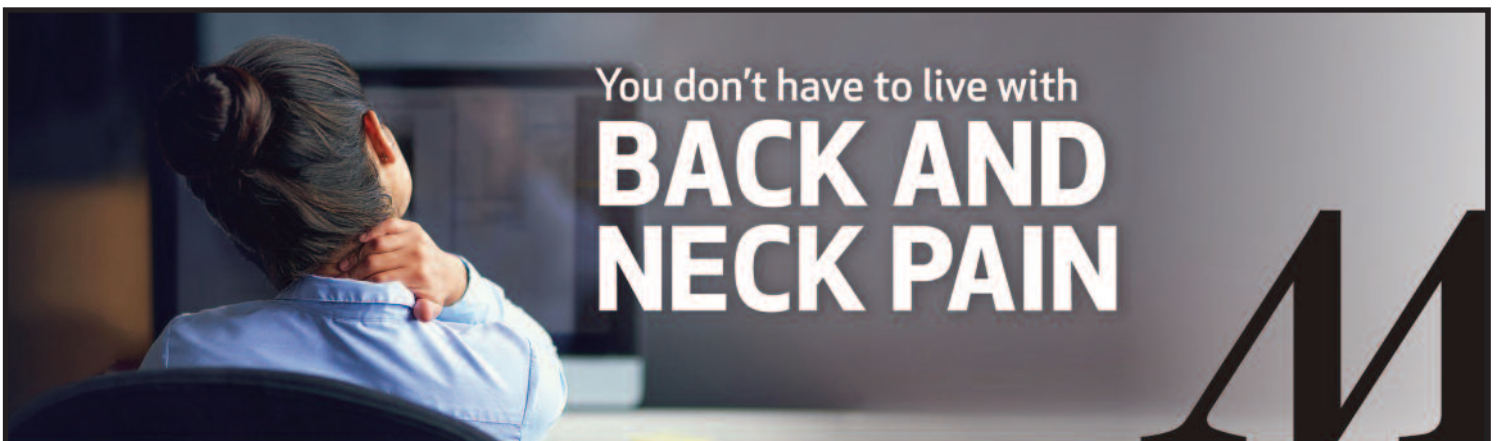
## Moderate risk activities:

- Having a small outdoor dinner with family and friends who live in your community.
- Visiting pumpkin patches or orchards where people use hand sanitizer before touching pumpkins or picking apples, wearing masks is encouraged or enforced, and people are able to maintain social distancing.
- Attending small outdoor sports events with safety precautions in place.

## Higher risk activities-Avoid these higher risk activities to help prevent the spread of the virus that causes COVID-19:

- Going shopping in crowded stores just before, on, or after Thanksgiving.
- Participating or being a spectator at a crowded race.
- Attending crowded parades.
- Using alcohol or drugs which can cloud judgement and increase risky behaviors.
- Attending large indoor gatherings with people from outside of your household.

Article courtesy of [www.CDC.gov](http://www.CDC.gov).



## Our spine experts serving Sugar Land can see you safely.

If you suffer from back or neck pain, you have options when it comes to treatment. The specialists at Houston Methodist Neuroscience & Spine Center at Sugar Land are experts in treating back and neck disorders.

Whether you are experiencing everyday discomfort or severe pain from a complex condition or injury, our specialists provide advanced, personalized care – so you can get back to an active life.

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Give us a call or email us!



Jay Harris  
Owner/Agent



## 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](mailto:vickih@waynemurray.net).

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- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Is Your Wooden Fence that Old, **GREY** Weathered Color?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbbers Taken Over **YOUR** Home?

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## STORES CLOSED ON THANKSGIVING DAY

For those who want to start their shopping early here is a list of stores officially closed on Thanksgiving Day, 2020:

- Academy Sports and Outdoors
- Bed Bath & Beyond
- Best Buy
- Dick's Sporting Goods
- Foot Locker
- The Home Depot
- JCPenney
- Kohl's
- Macy's
- Office Depot/OfficeMax
- Simon Property Group
  - o Houston Galleria
  - o Katy Mills Mall
  - o Houston Premier Outlets (Cypress)
- Target
- Ulta
- Walmart



Information courtesy of www.retailmenot.com. Please visit these retailer's websites for Black Friday store hours.

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

*Helping buyers and sellers fulfill their real estate dreams for 33 years.*

The weather is still hot and humid, but cooler weather will be arriving before you know it. Preparing your property for the cold may seem daunting, but being proactive can make it easier. A well-thought-out plan in the fall for home winterization can save time and alleviate stress as temperatures drop. Companies that provide winterization services will be more readily available in early fall. Use this checklist to track your progress as you prepare for the upcoming winter season. **Gutter Care.** Clean gutters mid-fall, and doublecheck your work before winter to avoid clogs or backups. Consider installing leaf guards to prevent debris from accumulating in your freshly cleared gutters.



**Chimney, Roofing and Decks.** Make sure to clean all chimneys and wood stoves prior to use. Hire a professional to check for any damaged shingles or gutters. Add a coat of sealer to your deck to prevent snow from damaging the structure. **Doors and Windows.** Check for gaps in all doors and windows where warm air can potentially escape. Weatherproof with caulking or weatherstripping for all drafty areas. If not already installed, consider double-paned windows to increase energy efficiency. **Heating System.** Replace the filter in your furnace. Hire a heating/furnace expert to check your furnace's efficiency. Test your heating system before you actually need to use it.



**Martha Lusk, CRS, ASP**  
 Realtor, Re/Max Southwest  
 Accredited Staging Professional  
**713.826.2331**  
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*Sugar Mill resident for 30 years.*

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NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Work with a REALTOR® who belongs among the top 4 percent in the nation. Contact a CRS today.

**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*