

## 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.



www.sugarmillhoa.net

### Building community

There are several things that association members can do to positively impact the value and appeal of a community.

One significant benefit of living in a homeowners association is that there is a governing body that has the ability to coordinate common area improvements and to encourage community events to enhance the lives of residents.

While properly maintaining and improving community common areas, including landscaping, recreation centers and amenities can absolutely improve the curb appeal of a community, something that is often overlooked is the members' ability to help turn a typical neighborhood into an extraordinary community through community activities and events.

Most families yearn to live in a community where neighbors are friendly and community events and activities, such as barbecues and spring egg hunts, are plentiful.

What better way to build a strong sense of community and build goodwill between the association and the membership than through community activities? Here are some ideas:

Consider holding a potluck-style event in your home, which can be a lot of fun. Some neighbors hold progressive dinners where owners open their homes, each cooking a different dish, and neighbors visit each home trying the different dishes. If you would like ideas on how to host a progressive dinner, just search the internet for "progressive dinner" and you will find a lot of helpful ideas and suggestions.

Plant a back yard veggie garden, and share it. Build a raised bed for veggies; plant edible landscaping and fruit trees. If you're

inclined, invite your neighbors to share your garden. Along with carrots and sweet peas will come conversation and friendship—a bountiful harvest.

Another idea is to start a community 'book lending' library. Take a book, lend a book. Collect your old reads and share them with neighbors. This could also be expanded into a monthly book club.

Create a block survey of assets, skills, and needs for times of crisis. Frame it around "emergency preparedness," but watch how it cultivates community. This helps create a network of your nearby neighbors. You could also expand the survey into an active online resource and communication tool. Find a new home for an outgrown bike. Ask for help keeping an eye out for a lost dog or start a mom's group in your neighborhood. Facebook allows you to create private pages that work great for community networking like this.

These types of events are a great way to cultivate a sense of community within the neighborhood. Schools or student groups, faith communities, civic associations, community groups, summer clubs or camps, and individuals – anyone can host a community event!

### Please don't feed the ducks

As we mentioned in the last edition, please don't feed the ducks in the neighborhood. When they beg for our attention and our food, they are hard to resist. But, in reality, feeding ducks anything destroys their health and creates serious health risks to humans. We appreciate your help in letting the ducks only eat the healthy foods that are naturally provided in their environment.

Thanks,  
Sugar Mill's Board of Directors

# Burglar Prevention



In recent months, we have seen an increase in home burglaries throughout Sugar Land. The police department has an enforcement plan to address this issue, but we need your help.

## What can you do to prevent home burglaries in your neighborhood?

1. Lock all doors and windows.
2. If you have a security alarm system, use it! Arm it even when you are home.
3. Have motion or glass-break sensors installed. They typically run about \$180 per sensor. If you don't have an alarm, you can still take steps to make your home less attractive to thieves. Place an alarm sign in your front yard even if you don't have one ... you can lie to thieves, it's ok!
4. Place locks on side gates that provide access to your backyard. This will make it harder for burglars to gain access to the rear of your home. "Beware of Dog" signs don't hurt either ... you can lie about having a dog too!
5. Keep bushes trimmed below windows.
6. Plant sticker bushes under rear windows (holly, roses, etc. are good options).
7. If someone comes to your door while you are home, acknowledge their presence. If they think the home is empty, they will break in! Do not open the door, but please look out the side window and tell them you are not interested in what they are selling.
8. Call the police immediately if you see something suspicious (i.e., someone claiming to do work in your home when you know you have nothing scheduled). Do not wait 10 minutes to think it over ... call IMMEDIATELY! The non-emergency number is (281) 275-2020. Public safety dispatchers answer this number 24/7. You will not receive a recording or be placed on hold for hours on end.
9. Use your curtains. Don't let thieves "window shop."

Again, I would like to reiterate the importance of locking your doors and calling the police as soon as you seen something suspicious. You're not bothering us, and you're not wasting our time; it's our job!

Officer Lauren Stockholm  
Sugar Land Police Department  
Crime Prevention Division

## Hold The Date Sugar Mill's Annual Meeting

The annual meeting of the association will be held on March 26th.



Information about the meeting location and time will be posted in the March edition of the newsletter. Please hold this date on your calendar and stay tuned for more details.

## Neighborhood Notables

### After hours emergency number

Sugar Mill's Management Company, MASC Austin Properties provides an after hours number that can be called in the event of emergencies. The number is: (713) 776-1771.

### Time to take down those Christmas decorations

Please note, that all holiday decorations should have been removed one (1) week after Christmas. If your holiday decorations are still up, please take them down and store them for next season.

## Around Town

### Rosenberg Lions Club Annual Sweetheart Dance

Saturday February 9, 2013 at Bldg B of the Fort Bend County Fairgrounds. Fun for the entire family, Music by Daryle Ryan, food by Ben's Chuck Wagon, Live Auction, Raffle Baskets, Wine and Beer for purchase. All money goes towards Scholarships and various charities. For more details, visit: [rosenbergtx.lionwap.org/](http://rosenbergtx.lionwap.org/).

### Orchestral Masterworks

February 17th from 2:00p.m. until 4:00p.m at the Stafford

Center located at 10505 Cash Road in Stafford. Featuring the music of Ravel, Sibelius and the "Enigma Variations" by Edward Elgar, plus a spectacular performance by the winner of the FBSO Young Artist Concerto Competition. For more details, visit: [www.fbso.org](http://www.fbso.org).

### Free Heart Smart Seminar

Wednesday, February 20, 6-7 p.m.—Screenings by appointment only. 7-8 p.m.—Seminar. At Methodist Sugar Land Hospital Conference Center. Registration is required. Call 281-274-7500 or register online at: [MethodistHealth.com/HeartScreenings](http://MethodistHealth.com/HeartScreenings).

# Marion's Fishing Corner

Well, autumn is over and serious wintertime weather has arrived. For the past several days we have had highs in the 50's and lows in the 30's. Our water temperature is hovering around the 50 degree mark, which is usually about as cold as it will get all winter. Water clarity remains good, due to the lack of any heavy rain runoff lately.

The next two months will probably be the toughest time of year to try and catch largemouth bass. Being cold-blooded creatures, their bodies are the same temperature as the water that surrounds them. So with 50 degree body temps, their metabolism slows way down and their activities drastically decrease. Their need to intake food is reduced because they are in energy saving mode, and their low activity levels require very little nourishment. When they do eat, digestion takes considerably longer, so they do not need to eat as often.

All this combines to make for some very tough fishing conditions. On occasion, you can still catch a fish now and then on a crankbait or spinnerbait, but slow-moving, bottom-bumping plastic worms and jigs are normally the rule now. There are three ways to fish these lures this time of year: slow, slower and slowest. With the reduced activity level of the bass, they are normally hunkered down in the heaviest cover they

can find. They are not willing to chase down food in these conditions, so their "strike zone" is very small. One key is to make repeated casts to heavy cover and try to probe every inch. A fish will usually not move over several feet to inhale a bait as they would in summer, so getting it close to the fish is crucial.

There is a bright side to fishing this time of year. Historically, this is when some of the largest fish of the year are caught. Maybe that's because bigger fish just need more food than smaller fish. Whatever the reason, I just want to take advantage of that fact.

So if you are willing to deal with the cold conditions and a lot fewer bites, you might want to give cold water bassin' a try. You just might catch the biggest fish of your life. If you do, take a picture before you release her and send it to the Lake Committee. We'd love to know about it.

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.*

Want to discover firsthand what it takes to be a police officer, get to know your beat officer and learn more about criminal investigation? Find out by signing up for the Sugar Land Police Department's Citizens Police Academy and learn about traffic laws, crime scene investigation and how the Safe Light Sugar Land program has resulted in a 15 percent reduction in red light violations.

The 10-week course begins Feb. 28. Students meet once a week from 7-10 p.m., including week-end courses that include firearm simulations, mock building searches and simulated traffic stops.

While learning about the challenges faced by police officers, laws affecting citizens, the judicial system and emergency management, participants personally interact with officers, detectives and other personnel in a nontraditional law enforcement setting.

The training program consists of classroom and "hands-on" instruction designed to provide interested Sugar Land citizens with a working knowledge of the Sugar Land Police Department, its personnel and emergency management operations.

The class is offered free of charge to Sugar Land residents and people who work in Sugar Land. Participants must be at least 18 years old. Applications will be accepted until Feb. 10.

For more information, visit [www.sugarlandtx.gov/policeacademy](http://www.sugarlandtx.gov/policeacademy) or register online at [volunteer.sugarlandtx.gov](http://volunteer.sugarlandtx.gov) and select "Citizen's Police Academy Application" from the choice menu.

## Grief Classes at Sugar Land First United Methodist Church

Grief reaches many people, in all walks of life, and can be hindering. Join this intimate, confidential group to feel God's restoring touch and the healing you seek. This 13-week class uses a workbook and DVD. The cost for the workbook is \$15. The class will begin February 20 and we offer two times – 10:00 a.m. or 7:00 p.m.

Please register with Cindy Wenz at 281.634.8909 or [cindy.wenz@sugarland-methodist.org](mailto:cindy.wenz@sugarland-methodist.org) or call the church for more information at 281-491-6041.

Contact:

Cindy Wenz  
281.634.8909  
[cindy.wenz@sugarlandmethodist.org](mailto:cindy.wenz@sugarlandmethodist.org)

## Sticking With Your New Year's Resolutions

### Spring Break Camp 2013

Want your child to experience an unforgettable spring break? Then enroll them in Spring Break Camp at the Imperial Park Recreation Center! The camp will be held March 11-15, from 8 a.m. to 2 p.m.

Imperial Park Recreation Center, 234 Matlage Way, is located next to Imperial Park and the T.E. Harman Center.

The week will be full of fun activities. Campers will test their sports skills at various stations for soccer goal kicks, basketball shootouts and football throwing accuracy. They will exercise their imagination as they travel to Greece, Russia, China and Italy and work their way through an internationally based obstacle course.

For children interested in martial arts, they will have an opportunity to learn Aikido, Taekwondo, Wushu and much more.

Each day, campers will have a chance to make their own snacks, including healthy smoothies, rice crispy treats and other fun foods. While snacks are included, campers must bring lunches. Call today to register children, and join a spring break jam-packed with fun!

For more information, contact the Imperial Park Recreation Center at (281) 275-2885 or visit [www.imperialparkrecreationcenter.org](http://www.imperialparkrecreationcenter.org).

Once again the new year and the inevitable resolutions are upon us. Lose weight. Exercise more. Be more responsive to the family. Those are the typical goals that people make and break in January. Sometimes it seems that the only new years resolution that works is resolving not to make one.

Still, these are good commitments. If you want a better chance of making them stick, here's some advice from experts:

**Choose a Specific, Realistic Goal.** Every year, millions of adults resolve to "lose weight" or "get in shape" during the next year. Instead of selecting such an ambiguous goal, focus on something more concrete that you can realistically set your sights on. For example, you might commit to losing 10 pounds or running a mini-marathon. Choosing a concrete, achievable goal also gives you the opportunity to plan exactly how you are going to accomplish your goal over the course of the year.

**Pick Just One Resolution.** While you might have a long list of potential New Year's Resolutions, experts suggest that you should pick just one goal and focus your energies on it rather than spreading yourself too thin among a number of different objectives.

**Start With Small Steps.** Taking on too much is a common reason why so many New Year's Resolutions fail. Dramatically slashing calories, over-doing it at the gym, or radically altering your normal behavior are sure-fire ways to derail your plans. Instead, focus on taking tiny steps that will ultimately help you reach your larger goal. If you've resolved to run a marathon, start out by going for a jog two or three times a week. If you are trying to eat healthier, start by replacing some of your favorite junk foods with more nutritious foods. While it may seem like a slow start, these small changes make it easier to stick to your new habits and increase the likelihood of long-term success.

**Avoid Repeating Past Failures.** Another strategy for keeping your New Year's Resolution is to not make the exact same resolution year after year.

If you do choose to reach for the same goals you've tried for in the past, spend some time evaluating your previous results. Which strategies were the most effective? Which were the least effective? What has prevented you from keeping your resolution in past years? By changing your approach, you will be more likely to see real results this year.

**Remember That Change Is a Process.** Those unhealthy habits that you are trying to change probably took years to develop, so how can you expect to change them in just a matter of days, weeks, or months? It may take longer than you would like to achieve your goals, but remember that this is not a race to the finish. Once you have made the commitment to changing a behavior, it is something that you will continue to work on for the rest of your life.

**Don't Let Small Stumbles Bring You Down.** Encountering a setback is one of the most common reasons why people give up on their New Year's Resolutions. If you suddenly relapse into a bad habit, don't view it as a failure. The path toward your goal is not a straight one and there are always going to be challenges. Instead, view relapses as learning opportunities. If you are keeping a resolution journal, write down important information about when the relapse occurred and what might have triggered it.

**Keep Working.** Many people lose that initial spark of motivation that they felt immediately after making their New Year's Resolution. Keep that inspiration alive by continuing to work on your goals, even after facing setbacks. If your current approach is not working, reevaluate your strategies and develop a new plan.

Happy New Year!



# 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
Open	Asst. Secretary		

MASC Austin Properties, Inc.  
13726 Florence Road  
Sugar Land, TX 77498

Terri Salter  
Property Manager  
713-776-1771 / [TSalter@mascapi.com](mailto: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

## Sugar Mill's Covenants, Deed Restrictions & Architectural Guidelines

By purchasing a home in Sugar Mill, you are automatically a party to the Covenants, Deed Restrictions and Architectural Guidelines. These legal documents are binding, and are enforced within Sugar Mill by the Architectural Control Committee and the Board of Directors.

Some of these guidelines are "section" specific, and others are community wide. If you have any questions regarding the Deed Restrictions, please contact Terri Salter with MASC Austin Properties at 713-776-1771. In general, these documents govern all exterior changes to your property, and some

uses of the property as well.

Request for changes to your home's exterior can be made to the Architectural Control Committee, (ACC) by using the request form located on the community website at: [www.sugarmillhoa.net](http://www.sugarmillhoa.net).



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

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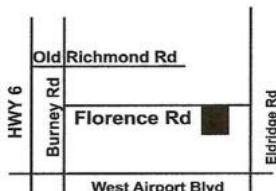
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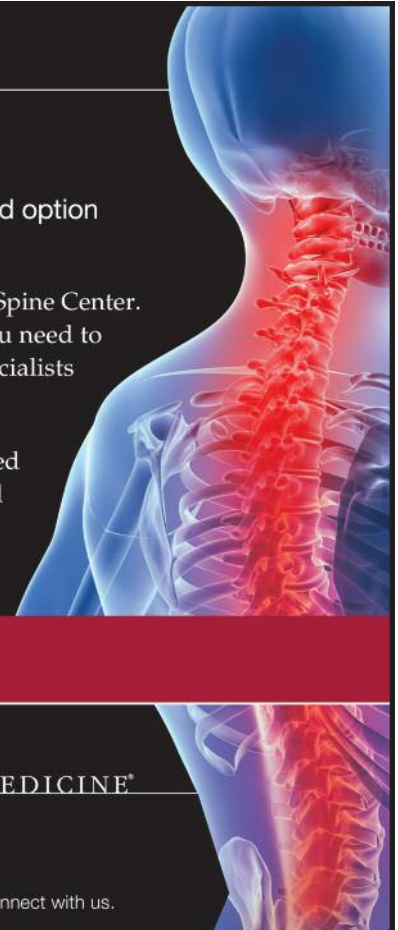
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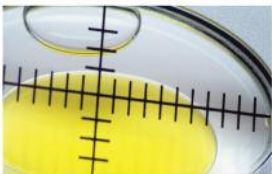
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## MARTHA'S

### TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING



#### A Fresh Start

Most New Year's resolutions involve promises to fit into last year's suit and to avoid the fast-food lane. But don't let your self-improvement list end there.

These home improvement tips,

suggested by About.com, can help make your home safer and healthier in the New Year.

**Safety first.** Make this the year to be truly prepared by creating a household emergency kit. Pack it with first aid supplies, a working flashlight, batteries, extra blankets, a can opener and some nonperishable food. Also, take the time each month to make sure your smoke alarms and carbon monoxide detectors are working. Purify the air in the home by swapping out A/C filters every month and burn real firewood rather than

mass-produced logs to avoid potentially harmful chemicals.

**Throw it away.** De-clutter your life one room at a time. Start with the kitchen: toss and recycle containers that have long since lost their matching lids and pare down small appliances to the ones you use most often. Then head to the bathroom and dump half-used bottles of shampoo or face wash that have gone unused in the past six months to clear up space. Finish in the living room by consolidating or recycling old magazines or newspapers.

**Invest wisely.** Is your refrigerator on its last leg? Saving money to update or replace aging appliances should be on every homeowner's mind. By saving a small amount each week — say \$10 or \$20 — homeowners can work toward a specific goal, such as a purchasing a more energy-efficient washer and dryer set. When deciding what to buy, be sure to research any potential cost-saving tax benefits, too.



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#### Fast Fact

180 Million: The number of Valentine's Day cards exchanged annually.



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