

2020
SUMMER



NEWSLETTER



*The official newsletter
of the Townewest
community*

Home. Sweet. Home.

Townewest TIDINGS

BOARD OF DIRECTORS

*President
Jack Goerz*

*Vice-President
Robert Fuentes*

*Treasurer
Dennis Shea*

*Secretary
Kathryn Barclay*

*Member-At-Large
Linda Torres*

*Managed by:
MASC Austin
Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771*

*April Pitarra,
Property Manager
apitarra@mascapi.com*

*Board of Directors Meetings
are being conducted the
second Thursday of each
month. The meetings are held
by teleconference beginning
at 7:00 p.m. Homeowner call
in information will be in-
cluded 72 hours prior to all
meetings posted with the
agenda. This information will
be posted to TownSq as well
as the Townewest website.*

MONUMENT SIGNS – IMPROVEMENT PLANNING DELAYED

Earlier this year the Board set their sights on freshening up the monument signs, and their surrounding landscaping, throughout the community. Due to the expansion of Burney Road and Belknap Road, planning for this project has been placed on hold. Once the expansion is complete, the Board will pick up planning for the monument sign improvements once again.

COMMITTEE VOLUNTEERS NEEDED

We are always looking for volunteers within the community. Any help from our neighbors is appreciated! Come on out and meet your neighbors; be involved in your community; help make your community a great place to live! Committees Available: Yard of the Month, Social Events Playground/Park, Street Lights/Area Lighting and Helping Hands. Please contact April at 713-776-1771 to sign up or for more information.

NEW TRASH SERVICES

NEW TRASH & RECYCLING DAYS ARE IN EFFECT WITH TEXAS PRIDE

Trash Cart: Black with black lid

Recycle Cart: Black with gray lid

Monday - Trash, Recycling & Heavy Trash

Thursday - Trash & Heavy Trash

NEVER PLACE RECYCLE IN PLASTIC BAGS. Recycle placed in plastic bags is not opened or separated. It is simply removed from the stream and sent to the landfill as contamination.

Additional trash bins, carts, cans and bags may also be used. **VERY IMPORTANT...** If you purchased your WCA receptacle please "blackout" the name. No trash receptacle will be dumped with another trash company's name. To request a cart or to purchase additional carts, log on to: www.texaspridedisposal.com/fbmud2.html or call (281) 342-8178 Mon. through Thurs., 8am to 5pm, Fri., 8am to 4pm or Sat., 9am to 12pm.



FT. BEND MUD #2 FEE NOTICE

Please see the notice from Ft. Bend MUD #2 regarding the resumption of late fees.



2020 POOL SEASON

The Board has decided that opening the pool this season is not feasible for the community.



YARD OF THE MONTH WINNERS

Our Yard of the Month program extends thru Sept. Check to see if your yard won for June or July!

API COVID-19 Response Update

Management Office: In order to maintain management responsibilities to our communities, office staff has been minimized with all other staff working remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.

Community Inspections: Community inspections are being conducted monthly, as per usual schedule. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

Suspension of Board Meetings: Until restrictions are amended to allow group gatherings, in-person Board meetings have been suspended. Any necessary Board meetings will be held by teleconference. Notice of any teleconference Board meetings will be posted on the TownSq app, as well as the www.townwest.com website. The meeting notice will include information necessary for owners to participate in the teleconference meeting.

Suspension of Annual Meeting: Under the recommendations received by association attorneys, annual meetings should be suspended until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to non-profit corporations and POA's. Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

Closure of Common Areas: The playground and tennis court are open with capacity limitations and social distancing restrictions. The swimming pool and clubhouse continue to remain closed at this time.

Suspension of Community Event Attendance: All community events have been suspended until further notice. We will continue to monitor this situation and keep you informed of any changes. Please contact us if you have any questions or concerns at 713-776-1771 or email at apitarra@mascapi.com.

Coastal Storms and Hurricanes

The Atlantic Hurricane season begins on June 1 and extends through Nov. 30. Hurricane activity is typically more intense during August and September. The majority of injuries and death are caused by people remaining in unsafe locations during a storm. Hurricanes could bring high winds and flooding, so you need to protect yourself from both the wind and the water. Be prepared. Visit www.sugarlandtx.gov/894/Coastal-Storms-Hurricanes for more information.



FORT BEND MUD #2 LATE FEE NOTICE

Please be advised that the below notice is posted on behalf of Fort Bend County MUD No. 2 and is not associated with the HOA or management company. If you have any questions, please contact MUD No. 2 at the phone number provided within their announcement.

FORT BEND COUNTY MUD NO. 2 LATE FEES BEGIN AUGUST 5th WATER SERVICE TERMINATIONS BEGIN AUGUST 27TH. Fort Bend County MUD No. 2 (the District) will be ending some measures it enacted beginning in March to help residents during the COVID-19 pandemic. In March, the Board of Directors voted to suspend the fees to assist residents because many businesses had closed to comply with local and state orders. With so many people unemployed, the Board suspended late fees and water terminations in an effort to help residents. PAYMENTS are due on the 4th of each month. On August 5, 2020, the District will begin applying a 10% LATE FEE on unpaid balances and will resume water service terminations for non-payment. Residents will have until August 25, 2020 to make sure their water bill balances are current or WATER SERVICE will be TERMINATED. If you are unable to pay your water bill, contact us about a payment plan to pay down your balance. To submit a payment plan request, contact us at 281-290-6507 or info@mdswater.com.

Introducing Townsq

MASC Austin Properties, Inc. has launched TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association — any time on any device. Manage your account and access the resources you need when you need them.

Download the app and register to:

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts
- Request and review status of service inquiries
- Engage with one another
- Access important association documents
- And more!



To register your account, please log onto www.townsq.io, use your account ID and the association zip code (77498). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community. Please note for first time log in, it must be done from a desktop or laptop computer.

Halloween Spooky Yard of the Month

We hope all homeowners and residents will participate this year in the best or spookiest lawn decorations. We will be awarding homeowners and residents with a Halloween themed lawn sign as well as a gift card. Selection of the spookiest lawn decorations will be done from October 23rd through October 25th. Make sure to mark your calendar for the newest contest for our community.

2020 Pool Season

Your Townwest HOA Board has had to make an extremely hard decision regarding the 2020 pool season. After review and careful consideration, the Board has decided that opening the pool under the current Covid-19 conditions is not feasible for the community. The Board understands the pool is a very big part of our community, however, the need to manage the facility safely for our residents is the highest priority. Challenges that have contributed to this decision have included management of minimized capacity restrictions, social distancing enforcement, sanitation protocols, restricted use of the diving board and slide, registration and sign in process and liability concerns related to Covid-19.

2020 Assessment Payment Reminder

The annual assessments were due on January 1, 2020 and were considered late after January 31, 2020. All past due accounts have been assessed interest in the amount of 7.5% per annum along with a \$10 per month collection fee. We encourage all owners to submit payment for any outstanding assessment balances. Collection notices have been sent to all owners with an account balance. If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/ or extended payment plans to the Board for review. Please contact Pennie Johnston in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email to pjohnston@mascapi.com to make payment arrangements if you haven't paid your 2020 annual assessments.



Make sure to sign up for the new TownSq app to manage your account and pay online.

YARD OF THE MONTH

Summer is here! Our Yard of the Month contest began in May and will continue through September. Three homes will be chosen every month and will be awarded with a Yard of the Month sign placed in their front lawn, as well as receive a \$50.00 Home Depot gift card. Each winning home will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note, your HOA assessments need to be paid in full in order to be eligible to win the Yard of the Month contest. Townwest HOA encourages all residents to take pride in their home and neighborhood and maintain their yard in such a way that they enhance the overall curb appeal of the entire community. *Make sure to not keep the Yard of the Month sign! It will be picked up at the end of the month to be placed on the following month's winner's lawn.*

**THANK
YOU!**

JUNE YOM WINNERS
10519 Rancho Bernardo
13806 New Village
14006 Towneway

JULY YOM WINNERS
10107 Hollow Canyon
13906 Panhandle
10018 Old Towne

**THANK
YOU!**



Townwest c/o MASC Austin Properties, Inc.
945 Eldridge Rd. Sugar Land, TX 77478

PRSRT STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

Important Numbers

Emergency	911
Ft. Bend County Non Emergency	
Sheriff, Fire, Ambulance	281-341-4665
Northeast Ft. Bend County	
Fire Department	281-341-4665
Ambulance	281-341-4665
FBC MUD 2 Patrol	713-504-1978
Medical Transportation Program.....	877-633-8747
MASC Austin Properties, Inc.....	713-776-1771
Poison Control.....	800-764-7661
Fort Bend County Courthouse	281-341-3710
Animal Control.....	281-342-1512
Ft. Bend Road/Bridge Repair	281-342-4513
TX Environmental Waste	281-368-8397
Recycling Center.....	281-342-5226
Reliant Energy.....	713-207-7777
Reliant Energy Entex.....	713-659-2111
Fort Bend MUD #2 (Billing).....	281-290-6507
(24-hr Report Leaks, Sewer).....	281-290-6503
Texas Pride (trash & recycling svcs).....	281-342-8178
Schools:	
Townwest Elementary	281-634-4480
Barrington Place Elementary	281-634-4040
Sugar Land Middle School.....	281-634-3080
Kempner High School.....	281-634-2300

Road and Bridge: (281) 342-4513 or use Connect with Fort Bend App for ponding in the streets, street/curb repair, street signs and dead animals.

Fort Bend MUD #2 Water/Sewer: Billing (281) 290-6507. 24-hr Report Leaks, Sewer (281) 290-6503. For issues with storm inlets and manholes.

MASC Austin Properties, Inc.: Property Manager, April Pitarra / (713) 776-1771. Please report issues with: Property, Pool, Park, Common areas and Group homes.

REPORT STREET LIGHT OUTAGE: **Please Note You will need the 6 digit number that is on side of pole**. Log on to www.townwest.com/information scroll down to "LINKS & EMAILS", click on "Report Street Light Outage."

REPORT A CRIME OR MISCHIEF: In progress dial 911. Sheriff - 281-341-4665. Ft. Bend MUD Patrol - 713-504-1978.

Neighborhood Notables

Make Sure To Submit Before Starting An Improvement

We have noticed many homeowners are taking advantage of this time to make improvements to their home. Just as a reminder, if you are making **any** type of improvement to the exterior of your home, you **must** first submit an Architectural Improvement request form to MASC Austin Properties, Inc. **before** starting the work. (This includes painting the exterior, room addition, and replacement of the roof, driveway and fence.) You can find the required form on our website at www.townwest.com, on the **DOCUMENTS** page. Please make sure to submit the form with the necessary information and samples for a quicker response. We are receiving several applications and processing as quickly as possible to avoid delays in the work being done.

Garage Sale Signs

Townwest HOA is happy to allow all residents to conduct Garage Sales freely. However, it has been noted that garage sale signs remain on street corners and within the community well after the garage sale has ended. As a friendly reminder, please be sure to remove all garage sale signs at the end of the day. Wishing our residents good luck on a successful sale.