

TOWNEWEST TIDINGS[©]

Sections 1 thru 4

Volume 18 Issue 1

1st Quarter 2018

www.townewest.com

2018 ASSESSMENTS AND BUDGET

BOARD OF DIRECTORS

President
Jack Goerz

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Linda Torres

Treasurer
Dennis Shea

Secretary
Terri Doyle

Member-At-Large
Lisa Dudley

Managed by:

MASC Austin
Properties, Inc.

945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771

April Pitarra,
Property Manager

NEXT MONTHLY HOA MEETING

**THURSDAY,
March 8, 2018
7:00 PM**

REMINDER: Please do not put trash out before 6:00 p.m. the night before the scheduled pickup day. **Garbage cans must be stored out of public view.**

The 2018 annual assessment were due on January 1, 2018, and is late as of February 1, 2018. All past due accounts will be assessed a \$35.00 late fee, along with 7.5% per annum interest and a \$10.00 per month collection fee until paid in full. A letter will be mailed after February 15th to all homeowners with past due balances. A certified demand letter, with a minimum \$25 collection fee being assessed to the account, will be sent after March 15th. All past due accounts will be turned over to the Association's attorney for collection after April 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary.

- Please write your Customer ID number

EASTER BUNNY IS COMING

Guess who is coming to Gulf Stream Park **Saturday, March 31, 2018**? The Easter Bunny will hide colorful eggs in the park for children to gather starting at 9 am.

Bring your Easter basket and gather candy filled colored eggs! Parents must accompany children 10 and under. Come and meet your

neighbors and board members.

- Please make your check payable to Townewest HOA, Inc., and mail it in care of MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

- For online payments please visit the website for MASC Austin Properties, Inc. at www.mascapi.com.

For copy of the 2018 budget, please log on to www.townewest.com

Would you like to volunteer time to help out with the event? Call April at 713-776-1771 to sign up!

neighbors and board members.



FORT BEND MUD #2 4TH ANNUAL DOCUMENT SHREDDING & ELECTRONICS RECYCLING EVENT

Saturday, March 17, 2018 Fort Bend MUD will have a Document Shred and Electronics Recycling Event at the Townewest HOA clubhouse from 11 am to 1 pm.

This is a great opportunity to clean out old paperwork and recycle those old computers and electronics. The event is free for Fort Bend MUD #2 Residents. **Two (2) boxes (copy paper size) per household.** Please see the accepted and non-accepted list of

items by logging onto fortbendmud2.org. **Shredding Services will not accept/cannot shred:** NO binders or binder clips (these items are fire hazards for our shredding machine). Paper clips, staples or any metal that can be bent with two fingers is acceptable.

For complete lists of acceptable items and information, please log on to: www.fortbendmud2.org.

Mark your calendar! See you there!

MOBILE VET RETURNS

The Mobile Vet returns **Thursday, March 22, 2018** at the clubhouse, 10322 Old Towne Lane, from 4 pm to 7 pm.

Fort Bend MUD #2 will be sponsoring the event which is opened to the residents of the District. Neighborhoods include:

- Townewest HOA
- Townewest CIA
- Eldridge Park Village
- Riverway Estates

Reminders:

- All pets must be leashed or crated.
- Please pick up after your pet.

Dog Vaccines:

- Rabies - \$9.95
- Rabies 3 yrs - \$26.95

Cat Vaccines:

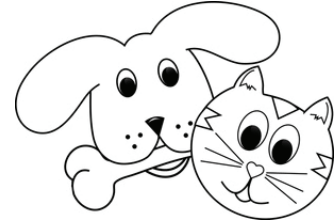
- Rabies - \$9.95
- Rabies 3 yrs - \$26.95

For more information, services and pricing, please log on to

www.mobilepetclinic.com.

Bring your pets, meet Fort Bend MUD #2 Board members, and receive conservation tips and information.

We look forward to seeing you!



ENVIRONMENTAL ENFORCEMENT UNIT

The Environmental Health Department (EHD) is tasked with the enforcement of the State's public health laws, county ordinances & local orders within Fort Bend County.

The goal of this unit is to investigate environmental health violations on public and private properties within the unincorporated areas of Fort Bend County. This includes violations of the Texas Health & Safety Code, Texas Water Code, Texas Penal Code and Texas Transportation Code. In addition to responding to complaints received, these Investigators

proactively patrol the county looking for violations and tracking down those who do not respect the environment.

Summary of duties:

- Investigates Illegal Dumping and Violations of the Texas Water Code
- Responds to complaints about littering and public nuisance properties
- Enforces the County's Commercial

Waste Hauler's Ordinance & other local Health Orders and Ordinances.

- Inspects local auto salvage yards and cement plants for environmental compliance
- Manages the county's "Adopt-a-County Road"

Provides education through public outreach programs and public events

For more information, please log on to:

www.fortbendcountytexas.gov

CLUBHOUSE FOR RENT

Resident of TW HOA? Have an event you are hosting? Maybe a baby shower, birthday, reception, family reunion, anniversary or graduation? The Townewest clubhouse is for rent.

Call Veronica at 713-776-1771 to book your event. First come, first booked.

Restrictions apply.





Home Solutions

Tino Laera
Pre-Foreclosure Specialist

Cell: 832 713 3797
Fax: 281 747 1399
tino.ihomesolutions@gmail.com



Advertise your business in the Tidings!
Log on to www.townewest.com
For more information

IMPORTANT ACC GUIDELINES AND DEED RESTRICTIONS

The ACC Application is available on the website: www.townewest.com. The application is located under the "ACC Guidelines" tab.

Please keep in mind any improvements or revisions to the exterior of your home must be approved prior to any work being performed. Failure to follow these guidelines may result in immediate removal and/or legal action being taken. If you have questions regarding your renovations, please contact Brittney at (713) 776-1771.

Help keep Townewest beautiful

and attractive to new buyers and our property values up.

The ACC Guidelines and Deed Restrictions were put in place to protect our values. Buying a home is one of the biggest investments you make in your lifetime. Help protect your investment and your neighbors. Please abide by the ACC Guidelines and Deed Restrictions.

Top deed restrictions violations include:

- Poor lawn maintenance
- Trash cans in view

- Lack of edging
- Fence repair
- Vehicles parked in yard
- Basketball goals in street/edge of driveway
- Mildew on roof / house

REMINDER: When turning in your ACC application remember to include your survey and a drawing of your project if adding to your property.

For more information, contact Austin Properties at 713-776-1771.

REPORT TO:

Road and Bridge
(281) 342-4513 or use Connect with Fort Bend App

- Ponding in the streets
- Street/Curb Repair
- Street signs
- Dead Animals

Fort Bend MUD #2 Water/Sewer

- Billing (281) 290-6507
- 24-hr Report Leaks, Sewer (281) 290-6503
- Storm Inlets
- Manholes

Austin Properties
Property Manager, April Pitarra
(713) 776-1771.

Please report issues with:

- Property
- Pool
- Park
- Landscaping in common areas
- Group homes (see article above)

WCA (trash & recycling services)
(281) 368-8397

- Replacement carts

Trash Guidelines, please log onto www.fortbendmud2.org

Reporting to the proper authority will help resolve the issue more efficiently.

By not reporting or communicating an issue affects everyone.

If you are uncomfortable to report an issue, please ask a family member, friend or someone you trust to report it for you.

ONGOING FORT BEND MUD #2 AND COUNTY PROJECTS

The District developed a rehabilitation program needed to ensure manholes and storm inlets are structurally sound and function as designed. Many of these manholes are within easements located in the side, and back yards of your homes. Access to these easements will be needed to complete the project. Door hangers with contact information will be placed no less than 48 hours in

advance of a proposed inspection. Your cooperation in providing access and securing pets during the inspections is appreciated.

It is the District's goal to keep work sites reasonably neat and free of trash, rubbish, and other debris with the exception of materials needed to complete the work at individual sites. The sites are programmed to be restored to original or better

condition no later than 30 days after completion of the work.

Fort Bend Road and Bridge will be repairing roads in Townewest. The county and the District are working together to complete projects. Mother nature and repair of overlapping areas will cause delays.

IMPORTANT PHONE 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
WCA (trash & recycling services)...281-368-8397

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

WWW.TOWNWEST.COM

CLUBHOUSE RENTAL

Homeowners and Tenants: The clubhouse is available for rental! Please contact Veronica Navarrete with MASC Austin Properties, Inc., 713-776-1771. All reservations must be made between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday

Please note that reservations are on a first-come, first-served basis. A \$225.00 rental fee and \$350.00 deposit must accompany all reservations.

MONTHLY MEETING

Board of Directors Meetings are conducted the second Thursday of each month. The meetings are held at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m. If you have an item you would like to have discussed or reviewed by the Board, please submit your request, in writing, at least seven days before the meeting, to MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

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

PRSR T STD
US POSTAGE PAID
SUGAR LAND TX
PERMIT NO 500

CURFEW FOR MINORS IN EFFECT

A curfew for minors in the unincorporated area of Fort Bend County Municipal Utility District No. 2 is in effect.

For more information on the curfew, please log on to: www.fortbendmud2.org, click on District and click on "Signed Order" or call Patrol @ 713-504-1978 for a copy of the Signed Order.

HAVE A QUESTION?

**WWW.TOWNWEST.COM
IS YOUR SOURCE
FOR NEWS, DEED RESTRICTIONS,
DOCUMENTS, CONTACTS, MINUTES, ACC
AND MUCH MORE!**

NEED MORE INFORMATION?

**Call Austin Properties
at (713) 776-1771
9 am to 5 pm
Monday - Friday**

**Spanish translators
are available.**

**LEASH YOUR PET! IT IS THE LAW! LEASHING
YOUR PET IS REQUIRED. NO PETS SHOULD
EVER BE ALLOWED TO ROAM ANYWHERE
WITH THE EXCEPTIONS OF DOG PARKS OR ON
YOUR PROPERTY.**

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