

# SUGAR MILL

## RESIDENTIAL NEWSLETTER

### BOARD OF DIRECTORS

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**OPEN**  
*DIRECTOR*

**MANAGEMENT- RealManage**

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

BOARD MEETINGS ARE BEING HELD ONLINE UNTIL IT IS SAFE TO MEET IN PERSON. PLEASE CONTACT REALMANAGE TO OBTAIN CALL-IN INSTRUCTIONS TO PARTICIPATE IN THE BOARD MEETINGS.

REALMANAGE  
16000 BARKERS POINT SUITE 250  
HOUSTON, TX 77079

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

### Star-Spangled Awesomeness!



There was a fantastic turnout for the annual Sugar Mill 4th of July Parade!

Residents showed up in their finest red, white, and blue attire to celebrate Independence Day! We were honored to have Sugar Land's police officers and firemen lead us in the parade. The morning was filled with fun, games, and frozen treats. If you missed it this year and want to attend next year, we will be announcing the date of next year's 4th of July parade in the coming months.

We'd like to give a special thanks to Crystal McKeon and the volunteers that made this year's event such a success. We'd also like to thank Real Manage for contributing the delicious summer treats for our neighborhood.



### TENNIS COURTS

TRASH CANS, WINDSCREENS & NEW ENTRY CODES

### SUGAR MILL POOLS FULL STRENGTH

BOTH POOLS OPEN - SEE HOURS INSIDE

### SPLASH PAD IS COMING!

ARTIST RENDITION AND FREQUENTLY ASKED QUESTIONS ANSWERED

## Can you whack that branch??

If someone else's tree is hanging over your property line, then heck yeah! You can cut branches, but what you can't do, is use any type of chemicals. You may not trim past your property line, and you may not cause harm to their tree. By the way, it is against our Deed Restrictions to remove a tree that is not diseased or dying. So . . . enjoy the shade! .

If you have an HOA-owned fence or wall in your yard, it is your responsibility to keep your trees or bushes trimmed away from these walls/fences. If they do any damage, it may be your responsibility to pay for repairs.

## NextDoor: the app

NextDoor is a web-based mobile platform that brings communities together. Their slogan is: By bringing neighbors together, we can cultivate a kinder world where everyone has a neighborhood they can rely on.

Just like any other social media platform, NextDoor can be used to foster a sense of community and inclusiveness... OR it can be used as a bullhorn for idiocy. The choice is truly in the hands of those that use the platform.

**IMPORTANT NOTE:** The Sugar Mill HOA board does not officially monitor or respond on NextDoor. While anonymously attacking people in the virtual world may feel good in the moment, it really just makes you seem silly and unneighborly.

## Landscape Committee Volunteers

The Landscape Committee is in need of volunteers, Please contact RealManage at Contact Us (sugarmill-hoa.net) for further information.



## Lake Residents

- We periodically hire a service to remove some of the leaves from the lake. Please help us save HOA funds by reminding your lawn maintenance people to not blow leaves or lawn clippings into the water.
- The bulkhead retaining walls are well past their life expectancy. If you have not yet replaced your bulkhead, please do not place patios, decks or trees within 10 feet of the water because they will need to be removed prior to a bulkhead replacement. Bulkhead providers have at least a 6 month waiting list, and folks with poor access, or steeply sloped yards will find it more difficult and costlier to find someone to accept the job. If you have poured cement behind your bulkhead wall, they will charge you extra.
  - Swimming is never permitted in the lake.
  - Please abide by our catch and release fishing policy.
  - Do not feed the ducks or alligators.
- Please stop stealing the “Do Not Feed the Ducks” signs. (Seriously, I can't believe I have to type this. It ridiculous. *Just because you remove the sign doesn't mean you're allowed to feed the ducks.*)

## Tyrants of Tennis Court Trash Cans



Please remember to pick up your trash after play on the tennis courts and throw in the outside bins that are provided.. Also, if the trash bin at the end of the nets are full--please dump in outside bins.

### Good News For the Tennis Community

We are very happy to announce that the new windscreens have been installed at the 7th Street tennis court. Feel free to walk

by experience the lack of breeze! Huge shout out to Bruce Popper, Mike Tabakman, and the tennis community for your continued commitment to keeping Sugar Mill awesome.

### New Tennis Court Entry Codes

The entry codes for all tennis courts were changed on 24 June 2022. If you would like to receive the new codes, please contact RealManage at Contact Us (sugarmillhoa.net).

Please advise all family members that tennis court codes may not be shared with anyone outside of your household.

## Architectural Control Committee

If you have Spring projects coming up, please remember to submit an Architectural Request Form for approval. For your convenience the form may be found on our website homepage at <http://www.sugarmillhoa.net>

# Sugar Mill Pools are back at Full Strength!



**Both Sugar Mill pools are open. Here's the new Schedule**

### *7th Street Pool hours:*

9:00am - 8:00pm and will be *closed on Mondays for cleaning*

### *Lake Estates Pool hours:*

9:00AM - 8:00pm and will be *closed on Tuesdays for cleaning*

Effective August 8<sup>th</sup>, the pools will only be open on weekends through Labor Day.

Do you have pool concerns or questions? Please contact American Pools using the QR code provided on the signs located at both pools.

If you are still in need of wristbands, please contact Shaun at (310) 988-6236 and complete the 2022 pool waiver which may be found on our website at <http://www.sugarmillhoa.net>.

## Homeowner Cul-de-sac yearly watering program

Beginning this year, homeowner's will be reimbursed \$200.00 for their help in watering the cul-de-sac's throughout the community which has no watering capability. Please contact Real Manage at Contact Us ([sugarmillhoa.net](http://www.sugarmillhoa.net)) for further information and an application form.

## Hurricane season is here

Gather supplies now such as candles, batteries, bottled water, etc. Or make friends with someone that has a generator. An example emergency supply list can be found at Ready Emergency Supply List.



([https://www.ready.gov/sites/default/files/2021-02/ready\\_checklist.pdf](https://www.ready.gov/sites/default/files/2021-02/ready_checklist.pdf))

## New Holidays recognized and celebrated in Sugar Mill:

Please be aware the September 19th is International **Talk Like a Pirate day**. Please be respectful of other people's observance of this holiday. You may encounter cannons, ships, swashbucklers, cutlasses, buried treasure, and/or general merriment. Don't be alarmed! In fact, feel free to join in and speak like a pirate. Arrrrggggg!



Another new holiday of note is **Hobbit Day** on September 22. Please feel free to enjoy all the middle-earthly delights of Hobbits. If you are unfamiliar with Hobbits then your librarian has seriously failed you. A few ways to enjoy this holiday: celebrate with loved ones, cook out, throw a party, enjoy some music, tell riddles, go on an adventure, take a ring to mount doom.



# The Splash Pad is Finally Coming to Sugar Mill!

The Sugar Mill HOA is very pleased to announce the new Sugar Mill Splashpad has officially been approved. The site for the neighborhood amenity is the previously unused concrete slab located behind the 7th street pool. This project will breathe new life into Sugar Mill's 7th street facilities and provide a welcomed new amenity that will be enjoyable for residents of any age! Keep an eye out, we look to break ground in the next couple months!

Here is an artist's rendition of the Sugar Mill Community Splash-Pad.



*Here are some FAQs about the Splash Pad project:*

**Where is the splashpad being built?**

Behind the 7th Street Pool Facility.

**Will the splashpad cause my annual dues to increase?**

No. The splashpad budget has been allocated from existing funds and will not be the cause of an increase to your HOA dues.

**When will it be completed?**

The splashpad construction company has our splashpad scheduled to be completed before the end of December 2022.

**When is splashpad season?**

While in theory the splashpad could be utilized all year, we currently plan to have it open all warm months beginning with March through October. However, this is subject to change if we encounter abnormal conditions.

**How will we ensure only residents will be using the amenity?**

We are installing fencing and a coded gate entry for access to the Splashpad, similar to the tennis court gates.

**Will it waste lots of water with it running all the time?**

Our splashpad will be button activated and run for a pre-set length of time. This will ensure the water is only running when the splash pad being played on.

## You Pick It. We Plant It.

We offer the ultimate time-saving service for those who can't spend as much time as they'd like in the garden. Experience an easier way to transform your Texas greenspace with Pick & Plant from Cornelius, Sugar Land!



## Pick & Plant Gardening Convenience Made Easy

Give your garden an update this season with Pick & Plant!  
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<https://www.calloways.com/locations/sugar-land-cornelius-garden-center/>

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Phone: 281-201-6772 Store Hours: Open Daily 9am-6pm Closed Easter Sunday. [www.calloways.com](http://www.calloways.com)



## KDS SERVICES HIGH PRESSURE WASHING

Free Estimates

# POWER WASHING

- 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 Dobbers Taken Over **YOUR** Home?

# 281-277-4013



## 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).*

*I'm fully committed to providing you with what my company calls "The Weichert Difference" - a noticeably higher level of service that will make your real estate experience easy and stress-free. I would welcome the opportunity to make a difference for you.*

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SUGAR LAND HOSPITAL

# COMPLEX NEUROLOGICAL CONDITIONS

Treated in Sugar Land

At Houston Methodist Neuroscience & Spine Center at Sugar Land, our physicians collaborate across specialties to diagnose and treat common to complex neurological disorders. With innovative and advanced treatment options, we provide personalized comprehensive care — close to home.

Our team of physicians treats a variety of conditions, including:

- Alzheimer's disease and memory disorders
- Aneurysms
- Brain tumors
- Neuropathy
- Parkinson's disease and tremors
- Sleep disorders
- Spinal disorders
- Stroke and transient ischemic attack (TIA)

Your health is our priority. To keep you safe, our physicians and employees are vaccinated against COVID-19.



## TO SCHEDULE AN APPOINTMENT

Scan the **QR code**,  
visit [houstonmethodist.org/neuro-sl](https://houstonmethodist.org/neuro-sl)  
or call **281.274.7979**.



## Ways to Connect In Sugar Mill

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, ACC Applications 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.

**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!

## Lies and Intrigue on the Internets

There has been a rash of inaccurate information and emotional rants on social media platforms with regard to our beautiful neighborhood, Sugar Mill. The internet is a wonderful place full of opinions. While we all appreciate others opinions, how can you ensure the information you've received about Sugar Mill is correct?

You can sign up to be on the Sugar Mill HOA email where we share pertinent information about our neighborhood. You can email the board directly. You can come to our monthly HOA board meetings that are open to all residents.

However, it is important for Sugar Mill residents to know the the HOA board does not use NextDoor or any other online social platform to share information.

## 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 in 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 city-of-sugarlandtx.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.



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## HOW TO LOWER YOUR ELECTRICITY BILL

1. Check seals on windows, doors and appliances: Make sure your fridge and freezer are well sealed to keep the cold air where it belongs. The same goes for doors and windows. A bad seal allows energy to seep out, draining your wallet in the process.
2. Fix leaky ductwork: Improve the efficiency of heating and cooling systems by repairing leaky heating, ventilation and air conditioning ducts.
3. Give your thermostat a nudge: Set your thermostat back 10 to 15 degrees when you're asleep or away from home. Doing so for eight hours can lower your annual heating and cooling costs by around 10%. A programmable thermostat does the work for you.
4. Adjust your fridge and freezer temperature: Set your fridge to 38 degrees and your freezer between 0 and 5 degrees. This will keep your food fresh, but your fridge and freezer won't need to work as hard to maintain the temperature.

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

*Helping buyers and sellers fulfill their real estate dreams for 34 years.*

### Style of countertops

Are your countertops starting to show wear and tear? Maybe they've suffered some structural damage. Or maybe there are stubborn stains you're tired of seeing. Whatever the reason, replacing your countertops is a great way to give your kitchen new life. Here are some countertop styles to consider.

#### Wood

Butcher block countertops can often be purchased locally and won't break the bank. To keep them in the best condition, you will have to seal them regularly—otherwise moisture will cause damage.

#### Quartz

If you're looking for something beautiful and low maintenance, a quartz countertop may be the best

option for you. They are stain-resistant, easy to clean and very durable. Because they have a nonporous surface, they don't require sealing like some other natural stones.

#### Granite

Granite countertops are a popular choice because they're eye-catching, affordable and last nearly forever. With the appropriate sealing, they will be moisture-, heat- and stain-resistant.

#### Onyx

If you're looking for something that will brighten up your space, you may want to consider onyx. They come in light, pastel colors and a variety of patterns. Each onyx countertop is unique, with a lifespan of up to 100 years. They can also be cleaned with just soap and warm water.



**Martha Lusk, CRS, ASP**  
 Realtor, Re/Max Southwest  
 Accredited Staging Professional

**713.826.2331**

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*Sugar Mill resident for 31 years.*

*Experience, Honesty  
 and Integrity*



*Sugar Mill Specialist and Waterfront Specialist*

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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.**

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If you are currently working with another real estate agent or broker, it is not a solicitation for business.