

2020  
FALL



## NEWSLETTER



*Our monthly HOA meetings are held the 3rd Tuesday of each month at the Clubhouse, 8:00 PM*

# THE Summerfield Estates SENTINEL

## Summerfield Homeowners Association

### BOARD OF DIRECTORS

Leigh Ann Gombac  
President

Roger Metzler  
Vice President

Aniece James  
Secretary

Tony Lawrence  
Treasurer

Bob Chesterman  
At Large & ACC

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

### HOLIDAY DECORATING CONTEST

We invite all our residents to brighten the holiday season by lighting up our neighborhood. Get into some friendly competition with your neighbors and try to outshine them! All of us get to benefit from these beautiful displays and we look forward to your efforts each year. We have seen many beautiful displays over the years and we hope this season will outshine them all. There will be a judging to select the best decorations on the night of Saturday, December 19th! So make sure all your decorations are in place and all your lights turned on by this date!

Good Luck to all!!! Light it Up!!!

### DON'T FORGET TO SIGN-UP FOR TOWNSQ!

MASC Austin Properties, Inc. is excited to announce the launch of 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](http://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.

## 2 YARD MAINTENANCE

Please be sure to keep your yard maintained and help keep the community beautiful!

## 3 2021 ASSESSMENTS

The 2021 annual assessments invoice will be sent out soon. Please be on the lookout for them.

## 4 COMMUNITY REMINDERS

Please see these important reminders about grass clippings, basketball goals and more.

# REMINDER



## REMINDER OF YARD MAINTENANCE

**We want to remind all homeowners to keep your yard well maintained. Please make sure to pick up all grass trimmings and please do not put trash bags out until trash day. We encourage all our homeowners to take pride in their homes and our neighborhood!**

## ACC APPROVAL

### **PLEASE GET APPROVAL BEFORE MAKING ANY CHANGES TO THE EXTERIOR OF YOUR HOME**

Remember that any exterior change to your property must be approved by the Architectural Control Board. Please contact Brittany Austin, MASC Austin Properties, Inc., at 713-776-1771, before beginning any projects.

### **A Word About Fences**

Fences shall be maintained as originally installed. Fences should be six feet (6') in total height including rot board. Replacement is permitted without the approval of the Architectural Control Committee, when such replacements matches exactly the fencing installed at the time of development. Clear fence sealants must be reviewed on a case by case basis.

### **Fence Requirements**

Items needed for fence replacement:

- Request for home improvement application
- Plot survey/detailed drawing marked with the area to be replaced
- Dimensions of the area to be replaced (length x height)
- Type of fencing material to be used

## HOW TO BE A GOOD NEIGHBOR

A good neighbor is one who maintains the exterior of their house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. Apart from keeping your lawn maintained, here are some basic exterior maintenance tips:

- Remove mold from the exterior walls and paint when necessary.
- Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.
- Remove all bicycles, skateboards, and toys from the front yard at the end of the day.
- Remove rotted, worn fence pickets and replace with new wood pickets.
- Remove any rotting wood siding or trim board and replace with new siding and trim that has a fresh coat of paint.

- Keep gutters clean from leaves and tree limbs.

- Clean exterior windows. Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.

- Remove fallen branches and clear the yard. Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall/winter.

- Fix cracks in concrete. You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small.

If there are issues that prevent a homeowner from taking care of their home, please call into MASC Austin Properties, Inc. to get extensions and to provide a line of communication.



## **DID YOU KNOW? WE HAVE A NEW WEBSITE AND A NEW NEWSLETTER!**

*Yes, we have a brand new newsletter! We also spruced-up the community website as well: [www.summerfield-website.com](http://www.summerfield-website.com). We hope you like the new format and layout of our community newsletter and website!*

# HOLIDAY COOKIE/CRAFT PARTY HAS BEEN CANCELLED



The holiday cookie/craft party has been canceled due to the pandemic. We look forward to next year's party.

75

Did you know that about 75% of water used in the home is used in the bathroom? Look for ways to save water whenever possible.

## 2021 ANNUAL ASSESSMENTS

The annual assessment is due on or before the first day of January 1, 2021, and is determined delinquent if not received by January 31, 2021. All past due accounts will be assessed a \$15.00 late fee, 10% per annum interest, and a \$15.00 per month collection fee until paid in full. Please note it is possible to pay the annual assessment in monthly installments as long as the final payment is received on or before January 31, 2021. Your assessments are what allow your Board of Directors to maintain your community. The assessments cover all operational costs of the Association.

**PAST DUE BALANCES:** 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 Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email [pmancuso@mascapi.com](mailto:pmancuso@mascapi.com) to make the necessary payment arrangements if you have a past due balance.



## A Note About Meetings

Due to COVID-19 the Board of Directors monthly HOA meetings have been canceled at this time that are regularly held at the clubhouse.

## Clubhouse Parking Lot Use

Any and all residents who run a business are invited to set up a table to sell their product or advertise their business, pass out business cards, etc. The board would have no input financially or time wise, just give permission for the use of the area. Dates would be Dec 12 & 13 from 10-2.

## Home Safety Tips

Remember to check batteries in smoke alarms and carbon monoxide monitors.

Burning of leaves is not permitted. Be sure to rake leaves and dispose of them properly.

Be safe when using ladders to clean gutters and put up Christmas lights.

Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe.

However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away.

## PET OWNER RESPONSIBILITY



Another recurring problem we seem to have is the failure of pet owners to take responsibility for their pets. This topic has been addressed several times in the past. The State of Texas and Fort Bend County have a leash

law. When outside a private property, pets are required to be on a leash. This not only protects other residents, but it protects your pets as well. Also, pet owners are responsible for removing any pet waste from others' property. When pet poops, you scoop! Showing respect for others goes a long way toward nurturing healthy relationships with your neighbors!

### 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.

#### Trash pickup days:

Wednesday & Saturday.

Heavy Pick-up is on Saturday.

Republic Allied Services

281-446-2030



Summerfield Homeowner's Assn.  
c/o MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, TX 77478

PRSR STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327

## HELPFUL PHONE NUMBERS

EMERGENCY	911
Fort Bend County Sheriff's Department	281-341-4665
Pct. 4 Commissioner (commpct4@fortbendcountytexas.gov)	281-980-2235
Animal Control	281-342-1512
Courthouse Information	281-342-3411
Chamber of Commerce	281-491-0800
Poison Control Hotline	800-222-1222

### FBISD

Oyster Creek Elementary School	281-634-4280
Macario Garcia Middle School	281-634-3160
Austin High School	281-634-2000

Oak Bend Medical Center	281-341-3000
Republic Allied Services	281-446-2030
Reliant Energy (Electric)	713-207-7777
CenterPoint Energy (Gas)	281-342-6665
Windstream Telephone	281-490-9290
Water M.U.D. #25 (waterdistrict25.com)	281-277-0129
Comcast	866-856-0277
Call Before You Dig	811

### WEBSITES

Ft. Bend County Library  
[www.fortbend.lib.tx.us](http://www.fortbend.lib.tx.us)  
MASC Austin Properties, Inc.  
[www.mascape.com](http://www.mascape.com)

## SUMMERFIELD COMMUNITY REMINDERS

### GRASS CLIPPINGS

Please keep in mind that all grass clippings and debris should be cleaned up from the streets after doing yard work. If left on the street, they will end up in the sewer drains and cause poor drainage for water.

reminder

### BASKETBALL GOAL STORAGE

All portable basketball goals must be stored up against the home or in the driveway when not in play.

### GARAGE SALE SIGNS

If you put out signs to advertise your garage sale, please remember to take them down as soon as the sale is over.

### STREET/CURB DAMAGE & STREET LIGHTS

If your street has holes, concrete missing, curb damage or is sinking in spots, please report it to Fort Bend Road and Bridge at 281-342-4513. To report a street light out, contact CenterPoint at [CenterPointEnergy.com/outage](http://CenterPointEnergy.com/outage).

### FORT BEND M.U.D. #25

Fort Bend M.U.D. #25 Board Meetings are held the second Friday of each month. The meetings begin at 5:30 p.m. in the Conference Room adjacent to the M.U.D. Office on Old Richmond Rd.

### NO PARKING ZONES

Please observe the NO PARKING ZONES throughout Summerfield Estates during the hours of 9:00 AM and 2:00 PM when school is in session.