

## 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.

Happy 2014 from your Board of Directors!

The one observation at the beginning of any new year is that time seems to speed by. Deadlines come and go plans take longer to implement than we think, and new problems crop up every week or two. We would like to share our progress and goals at the Annual Meeting on March 25th at 7PM at Sugar Land First United Methodist Church. You all will be getting information and the proxy in the mail in February. Please mark your calendars now.



The holiday season often ends with a new addition to the home in the form of a cat or dog. The Deed Restrictions in all sections of Sugar Mill limit the number of animals in each home to three (3). Cats need to be contained within the yard as the City of Sugar Land Animal Services says that a high percentage of the cats in the shelter are from Sugar Mill. If you are missing your indoor/outdoor cat, please go to the Shelter and rescue them. Upon doing so, have a microchip inserted so that you can be notified of your missing feline.

Dogs are a great source of joy and they encourage us to exercise. We would like to remind all of our residents that the City of Sugar Land has the following ordinance on our canine friends:

#### **Pet Waste Ordinance**

Sec. 3-13. Animal Waste Disposal

- It is unlawful for an owner or person having control of an animal to permit the animal to defecate on private property unless the person immediately removes and properly disposes of the feces.
- It is unlawful for an owner or person having control of an animal to walk the animal on private property without carrying at all times a suitable container or other suitable

instrument for the removal and disposal of animal feces.

- Prior to filing a complaint with the city, the person whose property has been defecated on must give written notice to the owner or person having control of the animal that the animal defecated on the property and the owner or person having control of the animal failed to immediately remove and properly dispose of the feces. A copy of the written notice must be presented to the city at the time of filing the complaint.

- It is a defense to prosecution under this section that the animal is a specially trained dog that is being used by a blind individual.
- It is a defense to prosecution under this section that the animal defecates upon private property owned by the owner or person having control of the animal. (Ord. No. 1722, § 1, 12-16-2008)

Please carry the necessary plastic waste disposal bags when walking your dogs – it is the neighborly thing to do!



The Landscape Committee will have a re-organizational meeting on February 18 at 6:30 PM at SLFUMC. If you are interested in this committee please text or call

Debra Blesener at 713-628-6991. We had several wonderful volunteers last year but work/travel commitments have interfered with regular meetings. The Board appreciates all the efforts and would like to know if this is a viable committee going forward. Please contact Debra if you are interested in joining this committee. We need to reorganize and see if monthly or quarterly meetings are the most beneficial. The committee had met on the first Monday of each month but this organization meeting will be in the middle of February to gauge interest. Thank you in advance for your input!

*(continued on page 5)*

# Yard of the Month-December



December Yard of the Month goes to:

**Vivian Moseley**  
**742 Rolling Mill Dr.**

My son, Mike, and I were surprised and flattered to be selected as "Sugar Mill's Yard of the Month" for December 2013. We are so pleased that the new roof, front door and yard work have resulted in a fresh face for the house we have come to love. We like decorating for the holidays and tinkering in the flower beds and plan to complete other outdoor improvements over time.

We moved to Sugar Mill in 2013 and have been so grateful for the friendliness of our new neighbors and for our proximity to shopping/pool/park amenities. Our two Dachshunds, PJ and Chocolate, enjoy meeting other neighborhood woofers on their daily excursions; our family looks forward to many happy years in the vibrant Sugar Mill community.

Vivian welcome to Sugar Mill! Wow, all the improvements you have made since moving here in 2013 have really paid off, your yard and house are an asset to our neighborhood! Thanks for selecting Sugar Mill as your home.

Your neighbor,  
Cheryl Swanson  
For the Landscape Committee

## Dog Found!

Male border collie mix with 2 different color eyes who is very friendly, house trained and loves kids was found by a Sugar Mill resident. If you have lost this dog, please contact John Hendrickson at 281-782-1999.



## City To Present State of the City Address - January 24th

Sugar Land will partner with the Fort Bend Chamber of Commerce to present a State of the City Address focusing on its 2013 accomplishments.



This is the sixth year that the city has presented an annual summary of activities to residents.

The community is invited to attend the Jan. 24 program at the Sugar Land Marriott Hotel and Conference Center, 16090 City Walk at the corner of U.S. 59 and Texas 6.

Breakfast will be served at 7:30 a.m., followed at 8 a.m. with a presentation of 2013 Sugar Land achievements. Some of these include the following:

In fiscal year 2013, Sugar Land announced several significant relocations, including Fortune 500 firms that operate internationally as well as other national and local firms. These combined projects will result in more than \$23 million in new capital investment, 1,225 new and 150 retained jobs and more than 266,000 square feet of newly constructed or newly leased space.

Sugar Land also approved a design contract for a new performing arts center. The approximate 6,500-seat venue will be located on a portion of 38.5 acres of city-owned property in the Telfair commercial district, southeast of U.S. 59 and University Boulevard.

Reminder: MASC Austin Properties has moved offices recently. Please make note of their new address:

945 Eldridge Road  
Sugar Land, Texas 77498

## Marion's Fishing Corner

### A GOOD TIME TO SLOW DOWN

Wintertime is here, and as I've said before, the next two months will be the toughest time of the year for anyone wanting to catch fish. With our water temps hovering around 50 degrees, the fish are very inactive and require very little food intake. Their bodies are in energy-conservation mode, and need very little nutrition. When they do eat, the digestion process takes considerably longer, so this prolongs the time between meals.

I'm sure we will have some short stretches of warm days on occasion during the coming months, but for the most part, I think our overall water temps will stay low until we reach spring. On larger, deeper lakes, gamefish under these conditions will relocate out into deep water. There they can normally find slightly warmer water that is insulated from the harsh, cold surface waters. They usually will remain there during most of the winter, only to move up shallower as temperatures start to moderate. But with the deepest water in Misty Lake averaging about 10 feet, our gamefish don't have that luxury. Our water temperatures are usually the same from the surface to the bottom during the wintertime. So the fish usually hunker down in some type of structure and just try to conserve body mass until conditions improve.

Fishing this time of year can be very humbling. Sure, fish can still be caught on occasion after a few warmer days, but generally,

success rates are very low. The best advice would be to fish slow, slow, slow. Fish are not willing to chase down a meal, so slow methodical retrieves are the order of the day. This is also a good time of year to experiment with different styles of baits. There are normally two trains of thought among bass anglers this time of year. Some anglers choose to use large 8" to 10" plastic worms or lizards to provoke a "reaction" strike from large fish that prefer a large meal. Other anglers believe that smaller 6" to 4" finesse-style baits will increase their odds for catching lethargic cold-water fish. This is a good time to try both, and form your own opinion.



So if you are willing to put up with the inconveniences of cold weather and sluggish fish, give it a try. You just might catch the biggest fish of your life. And if you do, remember to release her gently, because those big brood fish are the future of our lake.

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.*

## Community Emergency Response Teams

The Sugar Land Office of Emergency Management's Community Emergency Response Teams (CERT) is a voluntary citizen involvement program. Utilizing training provided by members of the Sugar Land Fire and Police Departments and coordinated with the Fort Bend County Office of Emergency Management, Sugar Land's CERT teams support first responders, provide immediate assistance to victims and organize volunteers at a disaster site. CERT members will also assist with non-emergency projects that help improve the safety of the community. Using the training learned in the classroom and during exercises, CERT members will be able to assist others in their neighborhoods or workplaces following an event when professional responders are not immediately available to help.

For more information, visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov) and click on the Volunteer tab.

Sugar Land City Council approved on Dec. 17 a Construction Manager at Risk (CMAR) agreement that includes pre-construction services in the amount of \$98,500 with Linbeck Group, LLC for the City's new performing arts center.

The approximate 6,500-seat venue will be located on a portion of 38.5 acres of City-owned property in the Telfair commercial district, southeast of U.S. Highway 59 and University Boulevard.

Utilizing a CMAR process will enable Sugar Land, the design team and the construction manager to work together to ensure design decisions can be efficiently implemented into the construction project within an established budget and project timeline.

The CMAR team will work to ensure Sugar Land's venue incorporates industry-wide best practices, durable construction, a layout that's easy to operate and maintain the acoustics and sightlines that accommodate a wide range of performances. The process will result in a guaranteed maximum price for construction.

Construction is expected to begin late next summer and take about 24 months. Development near the venue will include a public plaza surrounded by commercial, office and entertainment projects.

## Sugar Land's Land Use Forum

The Land Use Forum -- a six-part speakers' series highlighting land-use topics such as housing choices, development of activity centers and redevelopment of aging commercial areas in Sugar Land -- is scheduled to begin Jan. 15. The series is open to the public and will include discussions important to the City's ongoing efforts to update its Land Use Plan, a document that provides policy guidance and identifies future efforts necessary to accomplish the City's land use goals and objectives.

The first three sessions will be held at Sugar Land City Hall, 2700 Town Center Boulevard Drive, at 6 p.m., and will cover the following topics:

A Changing City:  
Demographics and the Marketplace – Jan. 15  
Attracting Employers to Sugar Land – Jan. 29  
Town Square and Beyond:  
Creating Places for the Community – Feb. 12

The presentations will highlight areas important to the near- and long-term future of Sugar Land and will include featured speakers, community roundtable discussions and opportunities to provide input. Details about future forums covering "Housing Choices for a Successful City,"

For more information visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

## Light Up The Lake Winners!



### 1st Place:

Kami Eiseman  
1106 Morning Mist

### 2nd Place:

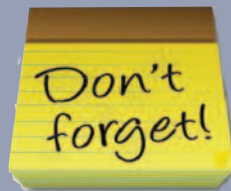
Randy and Vinnie Clark  
1214 Morning Mist

### 3rd Place:

Brent Holloway  
1258 Misty Lake Court

# Congratulations Winners!

Kami Eiseman, the first place winner, receives a \$25 gift certificate from Vicki Haislup with Weichert, Realtors-Wayne Murray Properties. The Lake Committee would like to thank everyone that decorated their backyards for the holidays. The lake was beautiful for the Annual Christmas Regatta. All the hard work was greatly appreciated and enjoyed by all.



## Reminder: Annual Assessments Are Now Due

Annual assessments were due January 1, 2014 and become delinquent on January 31, 2014.

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# 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
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com

MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, Texas 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

## From The Board: (continued)

The ACC Committee meets the second Tuesday of each month at 7PM in Room 608 of SLFUMC. The Board of Directors meets on the third Monday of each month in Room 600 of SLFUMC. We invite anyone who is interested to attend any of these meetings.

Reminder: Annual assessments were due January 1, 2014 and become delinquent on January 31, 2014.

Thanks,

Sugar Mill's Board of Directors



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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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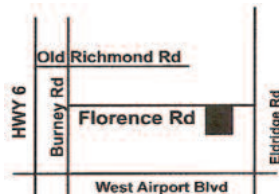
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Medical Office Building Three  
16605 Southwest Freeway, Suite 505  
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## MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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### HOME SHOPPERS VALUE ENERGY EFFICIENCY:



Homes with energy-efficient and environmentally-friendly features are more important to prospective buyers than other features, according to the NATIONAL ASSOCIATION OF REALTORS® (NAR) 2012 Profile of Home Buyers and Sellers. Nine out of 10 recent home buyers say that heating and cooling costs were somewhat or very important when considering a home for purchase. Nearly four out of 10 buyers say a home's heating and cooling costs were very important when shopping for a home, followed by energy-efficient

appliances and lighting, each at 24 percent. Buyers in the North and South regions of the country placed a greater importance on heating and cooling costs, most likely due to more extreme temperatures in those areas. Also nearly 60 percent of buyers who purchased homes built in 2011 said HVAC costs were very important, compared to less than 30 percent of owners whose homes were built before 1910. "As energy savings and green building features are becoming more important to buyers, sellers and businesses, it comes as no surprise that consumers are placing a higher value on properties with those features," says 2013 NAR President Gary Thomas.



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### Fast Fact

More than 35 million homes in the U.S., representing 40 percent of all homes, have one or more health and safety hazard. Source: National Center for Healthy Housing Report, October 2013

**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*