

SUGAR MILL

RESIDENTIAL NEWSLETTER

BOARD OF DIRECTORS

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TREASURER

RAY SCHILENS
DIRECTOR

MANAGEMENT
Real Manage

COMMITTEES

LANDSCAPE COMMITTEE
(WILL RESUME MARCH 2020)

DECORATING COMMITTEE
(HOLIDAY SEASON)

RECREATIONAL
COMMITTEE;
FENCE COMMITTEE;
LAKE COMMITTEE-
(PLEASE REFER TO THE
WEBSITE FOR UPCOMING DATES)

COMMITTEE MEETINGS ARE
HELD AT SUGAR LAND FIRST
UNITED METHODIST CHURCH
431 ELDRIDGE RD
SUGAR LAND TX

BOARD MEETINGS - SUGAR
LAND FIRST UNITED
METHODIST CHURCH, ON THE
4TH TUESDAY OF EACH MONTH.



Sugar Mill Annual Community Meeting

Save the date for our annual meeting Tuesday March 31st at 7 PM in the Great Hall at Sugar Land Methodist Church. At that meeting we will be reviewing the past year, looking ahead at what we have planned for the new year, and bringing on two new Board members as you cast your vote that evening. There will be two Board positions up for vote. Candidates are not running for a specific position on the Board. Those specific positions (President, VP, Secretary, Treasurer, and At Large) on the Board will later be determined in a caucus by the Board members themselves. The vote will be by ballot or proxy. If there is no quorum, only the election of the directors will take place. All nominations go through sugmill@ciramail.com, or realmanage.houston@ciramail.com. You can also call 866-473-2573 for additional nomination information. Candidates need to furnish their Name, Home Address, Phone Number and an email address when they contact the specific entities to add their names for consideration. No other votes will be allowed. The most important thing you can do is be there. Your vote and your voice can't be heard unless you attend.

New Lake Water Fountain

Just east of the Lake Center Pool we get a great view of our lake. One thing was missing; a water fountain. We will be installing one soon. Why? Keeping our lakes healthy and thriving is an on-going task. A water fountain improves the overall water quality, helps to control excessive algae growth, enhances the habitat of fish life, decreases mosquito activity and reduces the accumulation of bottom sediment, and one last thing, adds a cool vibe to the lake experience.

Please be sure to read the other articles in this newsletter. They're for you!

Sincerely,
Sugar Mill Board of Directors

POOL/REC ACCESS TAGS

POOL/RECREATION TAGS WILL BE
DISTRIBUTED AT THE ANNUAL MEETING

FENCES AND MORE FENCES

SOME OF OUR FENCES ARE IN NEED OF
MAINTENANCE & IN SOME CASES, REPLACEMENT

CHRISTMAS IN SUGAR MILL

MANY RESIDENTS GOT IN THE SPIRIT OF CHRISTMAS
WITH THEIR DECORATIONS. SEE THE PICS!



Volunteers Make a Difference

You have a Board of 5 members who give of their time and energy to help keep Sugar Mill attractive to homeowners and home buyers. This is not and has never been an easy job. Over the past four decades we have been blessed by many residents who have stepped up to help with through various committees and Board participation. Please take a moment to consider your participation. There are so many little things to be done year-round but finding time to participate is a tough challenge.

FYI, the Landscape Committee will begin another year of meetings on March 9th in room 608 at Sugar Land Methodist Church. Joyce and her team do incredible things to keep SM looking great. Also, you might not know, but we recruit residents in some sections to become designated irrigation helpers with our cul-de-sacs. So, if you live in one of those areas, please consider participating. We say thanks with an \$100 annual spiff.

And the Recreation Committee; the folks that run the various pool parties and special events in Sugar Mill, we need volunteers here as well. Many thanks to Chris and Crystal for their efforts as part of this committee. We are looking for neighbors who come to work as a team, who believe in where we are today and where we need to go in the future. How about it, are you one of those folks?

POOL/RECREATION ACCESS TAGS - ANNUAL MEETING OPPORTUNITY



LAST SEASON YOU SAW YOUR SUGAR MILL HOA OUT AND ABOUT AS WE RENEWED YOUR POOL TAGS. REMEMBER THESE ARE ALWAYS TO BE CARRIED WHEN USING ANY OF THE PROPERTY'S AMENITIES INCLUDING POOLS, LAKES, AND TENNIS COURTS. LOOK FOR OUR TEAM TO BE OUT ONCE AGAIN THIS YEAR, ESPECIALLY AS WE GET CLOSE TO A NEW POOL SEASON.

To get an early start, we have added that process to our annual meeting and will be able to update and validate your tags prior to the meeting. Any resident who does not currently have an old tag, please email the board on the www.sugarmillhoa.net website for assistance. If you are a new resident, please provide a current utility bill with proof of residency and a photo ID. We will also need a thumb-print sized photo (1"x1") to create your pool tag. For tenant validation, if you do not have a current utility bill, please provide the executed lease agreement and driver's license. Please be advised, in order to receive a new tag or to update an existing tag you must be current with your Sugar Mill CA account. If you are unsure of your current account status, please contact our toll-free number at 866-473-2573 or visit the resident portal at www.ciranet.com to view your resident information and account status. Those residents that are current on an approved payment plan are also eligible for pool tags this 2020 pool season. We hope to take care of as many families as possible at that meeting.

PATIENCE IS A GOOD THING

In many parts of Sugar Mill, we have experienced the tough part of getting our roads and storm drains in better shape, but the finish is now within our sights. Although the 7th Street project saw some delays, workers are back daily to make sure that when it's all said and done, it will be much better. In the meantime, probably the most frustration is dealing with detours and one-way streets. Please, make sure you read and heed the traffic signs. Think of the workers and your neighbors when traveling through construction areas. Let's keep our neighborhood safe as we look ahead to some cool changes.



Here Comes The Mold



It's on my home, your home, several homes in Sugar Mill this time of year. Have you taken a moment to step outside, and look at the exterior of your home? Especially the North side, where the wind, rain and high humidity seems to accelerate mold growth. Best thing to do is start by trimming vegetation away from your home. Bleach and water (1-part bleach to 10 parts water) is a good solution. You can also use TSP as your cleaning agent. Safety tip: Stay off the ladder if you can. Use a long scrub brush or power sprayer to get the job done. There are alternative products out there, but if you're not the cleaning type, there are several professionals in our area that specialize in power washing homes. Bottom line, it's not going away by itself. Make mold removal a top priority on your winter/spring to do list.

TIME TO GREEN UP YOUR YARD

So, how is your lawn looking? This time of year, our lawns have settled into a dormant state, but here are a couple of things you can do to make sure that when the growing season begins, your lawn is looking great. Hopefully you have taken the time to lay down a time-release formula fertilizer that will feed your lawn all winter long. Your lawn should also be a little shorter this time of year. Shorter grass strengthens your lawn. Get those leaves off the lawn to let it breathe. Dead leaves also steal moisture from your lawn. Finally, although your lawn isn't growing quickly, it still needs moisture. Make sure to give it a good drink on a regular basis.

LATE WINTER/EARLY SPRING PLANTS

So many of our neighbors have beautiful plants surrounding their homes. Right now, is a great time to give them a little TLC. Here are a couple of tips: Flowering perennials usually get hit with damage from the first hard freeze. Plants like salvia and lantana should be cut back close to the ground. If you have autumn or cherry sage, cut those back 6-10 inches high. An evergreen ground cover like Liriope should be cut back to 2-3 inches tall. Ornamental grasses should be trimmed back 6-10 inches above the soil line. Our moderate climate gives us the advantage great outdoor weather year-round, but the change of seasons still requires a little TLC for outdoor plants.



Fences and More Fences



We are at a unique time in Sugar Mill. The neighborhood as you might know is celebrating four decades of life and overall it still has the charm it did way back then. This is a unique neighborhood positioned at a great location, and we all benefit from that. One thing that we have begun addressing is the need for fence maintenance and in some cases, replacement. As you might have heard, our neighborhood has established a tax-exempt status (501c4) given by the state for Non-Profit organizations. We are also now positioned to take advantage of grants from the City of Sugar Land to help in the process of fence upgrades. With those two things coming together, we will obviously save a lot of money, while benefiting from the upgrades. In the meantime, we have secured a vendor who is and will continue to address those sections in need of immediate repair. We just wanted to let you know.

Christmas Lights - Who Does That?

You see the Christmas lights go up every year at our main entrances. They always look great and every year it seems they get even better. The folks behind our Christmas decorations are Michelle Riemersma and Anne and Dru Penack. We sincerely appreciate them and their willingness to always get involved. These are good people, our neighbors in Sugar Mill, and we just wanted you to know.

THANK YOU!

YOU COUNT! CENSUS 2020

Census Day is April 1, 2020. Once a decade, America comes together to count every resident in the United States, creating national awareness of the importance of the census and its valuable statistics. The decennial census was first taken in 1790, as mandated by Article I, Section 2 of the Constitution.

Why a Census?

It counts our population and households, providing the basis for reapportioning congressional seats (a process called apportionment that determine the number of seats each state has in the U.S. House of Representative), redistricting, and distributing more than \$675 billion in federal funds annually to support states, counties and local communities' vital programs - impacting housing, education, transportation, employment, health care, and public policy. Funding is distributed to states and communities each year.

Complete Count Committee

The City has formed a Complete Count Committee (CCC). The CCC is a resident committee responsible for education and outreach for the 2020 Census in Sugar Land. The purpose of the Committee is to inform residents about the importance and benefits of an accurate count. The Committee will work to: Increase Census response rate through a focused and structured community campaign; Design and promote a census awareness campaign targeted to the demographically diverse communities across the City; and Encourage prompt self-response to the Census, eliminating the time and tax dollars spent sending enumerators (Census employees) door-to-door to collect forms.

For more details, visit www.sugarlandtx.gov/Census2020.

Trash Collection

Pick Up for All Sections of Sugar Mill
Monday: Trash and Green Waste
Thursday: Trash and Recycling
First Monday of the Month: Bulk Cardboard & Textiles Bulky Trash

Hazardous Waste, E-Waste, and Bulk Cardboard: Please call Republic Waste to arrange for free pick up at (713) 726-7307. You may place garbage cans, bags, grass clippings and recycle bins out at the curb the **night before pick-up after 7:00pm**. Any items in public view prior to 7:00pm will be in violation of both Sugar Mill, as well as the City of Sugar Land ordinances. All items must be stored out of public view when not at the curb for pick up. Please be advised that from time to time, the schedule will be disrupted, due to city emergencies or holidays. Please check the City of Sugar Land's Website at: www.sugarlandtx.gov for details.

Expanding our team of leaders in OBSTETRICS AND GYNECOLOGY



WELCOMING
Elizabeth Mosier, MD
Obstetrics and
Gynecology



Rosalyn Miller, DO
Obstetrics and
Gynecology

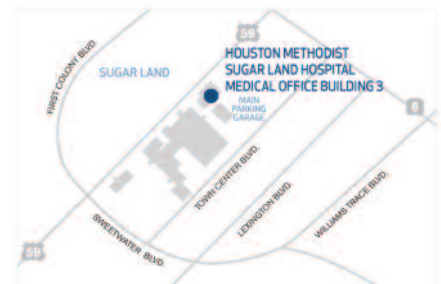
Houston Methodist Welcomes Dr. Elizabeth Mosier

Elizabeth Mosier, MD, joins Rosalyn Miller, DO, at Houston Methodist Obstetrics & Gynecology Associates in Sugar Land. Together, these board-certified OB-GYNs provide the full range of care, including:

- Adolescent and adult gynecology
- Low- and high-risk obstetric care
- Minimally invasive gynecologic surgery
- Well-woman exams

Backed by the advanced technology of Houston Methodist Sugar Land Hospital, both doctors are committed to providing comprehensive care to women of all ages so they can live full and healthy lives.

To schedule, visit houstonmethodist.org/obgyn or call 281.882.3130.



16605 Southwest Fwy.
Medical Office Building 3, Suite 335
Sugar Land, TX 77479

HOUSTON
Methodist
SUGAR LAND HOSPITAL

FREE LITTLE LIBRARY!



Sugar Mill now has its own Free Little Library located on Misty Lake Dr. Please come by and check it out....better yet check out a book for your children!

Importance Of Being “In the Know”

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

Accessing the website allows you an array of options, from learning of pool hours, “Ask the Board,” Community Documents, Deed Restrictions and current pertinent information.

Residential Portal: 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

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.

Social media: NextDoor.com

NextDoor has been the only means of getting information to our residents who have not accessed the other designated options for doing business. Please consider this communication as a media of “social” issues and neighborly events or occurrences that benefit the community. We do not advocate NextDoor, but realize that it is utilized by some and we have tailored our communication to be as a “notice” and not for the Board of Directors of Sugar Mill to dialogue in the business side of Sugar Mill Community Association.

Newsletter: Bi-Annually publication. Comeback issue: November 2019

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 - 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!

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 on 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 cityofsugarlandtx.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.

Marion's Fishing Corner



Quality, not quantity.....

I'd like to tell you about an on-the-water experience I've had recently. The day was sunny but cold, water temps were in the low 50's, and water clarity was off-color at best. I fished slowly and deliberately for close to 5 hours, targeting bulkheads, deeper brushpiles, and secluded areas under moored boats along the banks. The total number of fish caught during that 5 hour trip? One. That's right, one fish in 5 hours of serious fishing. But guess what? That one bass weighed well over 9 pounds and was the largest bass I've caught in a long, long time.

And that is par for the course when it comes to wintertime fishing in Texas. Anglers need to have a different mindset when faced with cold, off-color water. Realize that your satisfied with very few bites during the day, but know that one of those bites could be the fish of a lifetime. Normally, it seems that the smaller fish are more lethargic under these conditions, and don't willingly feed. But larger fish require more food to maintain body mass, and will often inhale a well-placed plastic lizard or craw that invades their area. Warming trends during the winter can change this pattern of course, but when cold conditions prevail, it is usually a big fish or nothing.

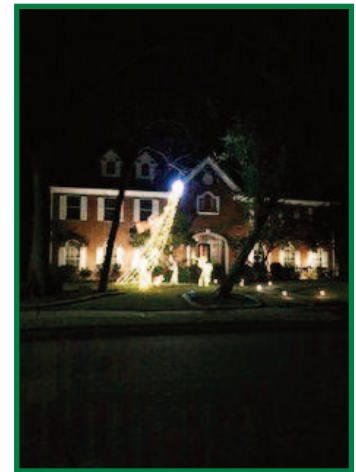
So if you fish during the cold winter months, have the notion that you are looking for quality fish. Save your quantity expectations for warm or hot weather. Slow down and fish a good spot thoroughly, making several casts to the same area. Remember that a fish really needs to be coaxed into biting this time of year, and it just takes time. It can be very well worth the wait.

Remember to catch and release, because a bass is far too valuable of a resource to catch just once....

Good luck, Marion.

THE SPIRIT OF CHRISTMAS IN SUGAR MILL!

Thank you Sugar Mill residents for getting into the spirit of Christmas!



LAKEVIEW MONTESSORI ON THE HILL

Initial registration fee is waived through March, 2020!

NOW ENROLLING!

LOCATED AT:
211 WOOD ST. IN
SUGAR LAND

281-494-2667
281-494-2707 (fax)

lmschool@windstream.net
www.lakeviewmontessorionthehill.com



Don't forget to visit our website at sugarmilhoa.net. We post updates to the website on a frequent basis and it's a great source for community information!

NEW Lower Home and Auto Insurance Rates!

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Insurance Solutions of Texas

281.565.2222
jay@instx.com

www.insurancesolutions.com

Give us a call or email us!



Jay Harris
Owner/Agent



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.

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.

Weichert
REALTORS®
The Murray Group



OUTSMARTING CANCER in Sugar Land

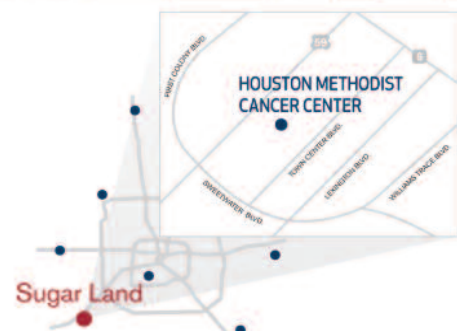


Our nationally recognized specialists are finding new ways to outsmart cancer.

From screenings and diagnosis to the most advanced treatments, our leading cancer care is available in Sugar Land. We offer personalized guidance and support, so you can focus on healing, surviving and thriving.



281.205.4514
houstonmethodist.org/cancer-sl





Sugar Mill HOA c/o RealManage
 16000 Barkers Point Suite 250 Houston, TX 77079
 Maria Leal, Community Association Manager
 281-531-0002 / www.realmanage.com

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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

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

Helping buyers and sellers fulfill their real estate dreams for 32 years.



New Year, Same Home

Here are the five rooms or areas in your home that deserve immediate reorganization and attention: **1. The kitchen.** Typically the gathering place for holiday functions, it's possible that many of your beloved plates, Tupperware and even coffee mugs were moved around by visiting friends and family members. To free up cupboard space, try hanging your pots and pans or decluttering with drawer organizers. **2. The bathroom.** The most used room in the house, you're probably not looking forward to getting this space in order. But beyond a wave of the toilet wand, under-the-sink storage and behind-the-door hooks create more space and make getting ready in the morning a

breeze! **3. The closet.** Your wardrobe could potentially be a mix of summer, fall and winter attire. Getting some under-the-bed storage will finally force you to put away the shorts and tank tops, and see-through shoe boxes will keep your favorite pairs crisp and clean. **4. The laundry room.** Overhead or hideaway storage options will work best for this room, creating more space for loads of dirty (or clean) laundry. Try a drying rack that you can hang from the ceiling, or a storage tower on wheels for all of your detergents and fabric softeners. **5. The home office.** Finally, if you've worked from home during the holiday season, chances are your office may be in disarray. Drawer organizers or a brand new bookshelf can help you keep all your important mail, documents and books in their place.



Martha Lusk, CRS, ASP
 Realtor, Re/Max Southwest
 Accredited Staging Professional
713.826.2331
 mlusk@windstream.net
Sugar Mill resident for 29 years.

Experience, Honesty and Integrity



Sugar Mill Specialist and Waterfront Specialist

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Buying or selling a home can seem like an overwhelming task. But the right REALTOR® can make the process easier - and more profitable. A Certified Residential Specialist (CRS), with years' of experience and success, will help you make smart decisions in a fast-paced, complex and competitive market. To earn the CRS Designation, REALTORS® must demonstrate outstanding professional achievements - including high-volume sales - and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the

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.

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.