

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.

NEW! Landscape
Committee Meetings are
held the second Monday
of each month in room
608 at 7:00PM.

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
scheduled for Wednesday,
April 1, 2015 at 7 PM. It
will be held in the Great
Hall at the First United
Methodist Church located
at 431 Eldridge Rd.

For more information,
please contact Terri Salter
at MASC Austin
Properties, Inc. at:
(713) 776-1771 or
tsalter@mascapi.com.

From The Board:

2015 Pool Schedule Changes

As this very cold winter comes to an end, the Board would like to present the Swimming Pool Hours for the 2015 season. Last pool season, we attempted to accommodate early morning swimmers by scheduling morning swim hours on some days. After analyzing the pool usage data supplied by our pool company, the Board determined that the primary hours the pools are used are 2:00 pm – 8:00 pm. Last season, there were over 200 hours at each pool that we staffed where there were no swimmers at all, mostly in the morning. Therefore, the Board has modified this season's pool hours to be in line with last season's actual usage. These revised hours will reduce this season's pool operating costs by almost \$9,000. Please see page 2 for the 2015 pool schedule. There is a City of Sugar Land pool located on Wood Street that Sugar Mill residents may use if they want to swim outside of our hours. The City pool is open 7am-10pm.



Facility Use Cards

Please remember that only residents (and guests in accordance with the established guest policy) with VALID Sugar Mill Facility Use Cards will be admitted to the pool. The staff at the pools have been instructed by the Board to deny admission to anyone without a VALID Sugar Mill card. Details of how to renew an existing card or obtain a new card will be included in the annual meeting notice mailed to all homeowners.

A Note About Pool Parties

As a Board, we encourage residents to use our pools. This summer, residents will be able to schedule a private pool party outside of normal pool operating hours. For more information and rental forms please contact Joanna Figueroa at MASC Austin Properties, Inc. (713) 776-1771 or email jfigueroa@mascapi.com.

Family Movie Night

We are having Family Movie Night at the Lake Center Pool on June 13 and July 11 from 9:00 pm to 11:00 pm. "Finding Nemo" will be shown on June 13th. There will be a Back to School Party on August 22 from 1:00 pm to 5:00 pm. Please plan to attend these events and enjoy our pools this summer.

Thanks,

Sugar Mill's Board of Directors

2015 Pool Schedule

7TH STREET POOL

May: **Closed**

Full Time: Friday June 5 – Sunday August 23

- Monday: **Closed**
- Tuesday: 12:00 pm – 9:00 pm
- Wednesday: **Closed**
- Thursday: 12:00 pm – 9:00 pm
- Friday: **Closed**
- Saturday: **Closed**
- Sunday: 12:00 pm – 9:00 pm

Sunday Only: August 30

- Sunday: 12:00 pm – 9:00 pm

Labor Day Weekend:

- **Closed**



LAKE CENTER POOL

Weekends in May: 2, 3, 9, 10, 16, 17, **23, 24, 25**, 30, 31

- Saturday: 12:00 pm – 9:00 pm
- Sunday: 12:00 pm – 9:00 pm

Monday Only: May 25

- Monday: 12:00 pm – 9:00 pm

Full Time: Friday June 5 – Sunday August 23

- Monday: 12:00 pm – 9:00 pm
- Tuesday: **Closed**
- Wednesday: 12:00 pm – 9:00 pm
- Thursday: **Closed**
- Friday: 12:00 pm – 9:00 pm
- Saturday: 12:00 pm – 9:00 pm
- Sunday: **Closed**

Saturday Only: August 29

- Saturday: 12:00 pm – 9:00 pm

Labor Day Weekend: September 5, 6, 7

- Saturday: 12:00 pm – 9:00 pm
- Sunday: 12:00 pm – 9:00 pm
- Monday: 12:00 pm – 9:00 pm



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PLEASE PICK UP AFTER PETS

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!



Marion's Fishing Corner

Wintertime fishing in Texas is certainly a "hit or miss" proposition. So much of your fishing success is directly affected by the weather, and we all know how unpredictable our weather can be. That being said, here are a few things to consider while planning a fishing trip this month.

During the cold months of the year, you will usually have better success fishing clear to moderately stained water instead of murky or muddy, especially once the water temperature dips into the mid-50-degree range. Most fishermen consider cold, muddy water to be the absolute toughest of all fishing conditions. In addition, the deeper and clearer a lake is, the longer it takes for the water to cool during the winter. You can usually find warmer water and more active fish in a clearwater environment than you can in a shallow, murky one.

Because bass are cold-blooded creatures, their metabolism slows as the water temperature drops in winter. They tend to move shorter distances and eat less often, targeting smaller prey when they do eat. This perhaps explains why slow-moving, bottom baits such as jigs and soft plastic worms are among the most effective cold water lures.

During winter, bass in lakes with slightly murky water tend to be much shallower than bass living in clear water conditions. Also, they will hold tighter to wood and concrete struc-

tures and are less likely to suspend out in open water. Shallow running crankbaits are a good choice for these fish.

Many lakes in our area undergo a "shad kill" in winter if the water temperature remains in the low 50's for an extended length of time. Threadfin shad will go into shock and twitch erratically as they sink slowly to the bottom. This is a major feeding stimulus for gamefish. A slow-sinking soft plastic worm or stickbait in a pearl colored finish can be very effective in this situation.

So keep these few observations in mind on your next fishing trip. Try to have realistic expectations when fishing in winter. Instead of hitting the lake with the anticipation of fast action, be aware that the fish will probably be lethargic and the bite will be slow. But also be aware that your chances of encountering a really big fish are excellent this time of year.

Remember to catch and release, because a bass is far 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 24 years.

Public Invited To Fun Family Event

Sugar Mill Elementary will be hosting its annual Sparkler Dash on March 28, 2015 from 8:30 a.m. until 1:00 p.m. Sparkler Dash will be in and around the school campus located at 13707 Jess Pirtle. Students of Sugar Mill Elementary will take part in the "Dash for Cash" while the public is welcome to a day of affordable, fun, family-friendly activities. The accompanying Sparkler Fair will include numerous activities including ring toss, balloon pop, bounce houses, face painting, egg hunts and a balloon artist. Sugar Land Fire Department will be in attendance to show off their fire truck and ready to talk to kids about fire safety tips and life as a fire fighter. Breakfast items including kolaches and donuts, supplied by Southern Maid Donuts, will be on sale between 8:30 a.m. until 10:30 a.m. Lunch items including nachos, Chick-Fil-A sandwiches and chicken nuggets, etc. will be on sale between 10:30 a.m. and 1:00 p.m. We will also have sweet treats and drinks. Individual vendors will be selling gift items in the school gymnasium. This is a PTA sponsored event and all proceeds go towards current and future needs of students and teachers at Sugar Mill Elementary. Come on out, enjoy the weather and let the kids play without breaking the bank!

Sugar Land's Earth Day Celebration – called Reduce, Reuse, Recycle and Rock – will be held April 18, from 1-5 p.m., at Sugar Land Town Square.

Paper shredding will be available at no cost throughout the event in the City Hall parking lot. Guidelines for paper shredding follow: Residents must remain in their vehicles at all times. Walk-ups will not be accepted. City staff will remove items from vehicles. Residents will not be able to watch their documents shredded. Containers used to transport items and papers will not be returned. Household hazardous waste will not be accepted this year since curbside collection is available to all residents. To request this service, call Republic Services at (713) 726-7307, or visit

www.sugarlandtx.gov/hhw to learn more.

Environmental activity booths and performances are planned at Sugar Land Town Square from 1-5 p.m. Enjoy eco-friendly displays and demonstrations, interactive games and educational booths from local organizations. Planned events include:

Environmental Extravaganza shows; Reptile Shows by Texas Snakes & More; a poetry contest hosted by Keep Sugar Land Beautiful; and a compressed natural gas solid waste collection vehicle for kids to explore. For more information, contact (281) 275-2450.



Congratulations!

**Yard of the Month
Winner
For
February 2015!**

**FEBRUARY 2015 "YARD of the MONTH"
CONGRATULATIONS goes to
JOHN and BEVERLY TODD at 13915 Emerald Forest Ct.**

They both enjoy working in the yard, (which is what they were doing when I rang their doorbell on February 1st.) especially in the Spring. They like "color" so they have added Encore Azaleas in the front yard several years ago and recently added a flower bed under the two trees where grass would not grow well. Shade tolerant plants were utilized and the results exceeded their expectations.

John and Beverly have received a \$25 gift certificate from Caldwell Nursery in Rosenberg and I know they already plan on buying more flowers for their yard.

Sugar Mill thanks you both for having such a beautiful well manicured yard which just adds to the value of our neighborhood.

Happy Gardening & I'll see you around the block!

Your neighbor,
Cheryl Swanson

PHONE DIRECTORY OPT-OUT

While many people still rely on print directories to make local purchase decisions, Yellow Pages publishers know that there is no point of delivering a print directory to someone who does not want one. That is why they created YellowPagesOptOut.com to give consumers the choice to limit or stop the delivery of print directories to their homes. Opting-out is as simple as going to the site and selecting the Opt-Out option.

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
Debra Blesener	Secretary	281-242-7384	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.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

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77498

Terri Salter
Property Manager
713-776-1771 / TSalter@mascapi.com

Did You Know?



Bulky Waste pick up day in Sugar Mill has been changed to the first Tuesday of the month. The garbage/recycling/green waste pickup days remain the same.

**I DOUBLE DOG DARE YOU
TO CALL VICKI**



*If you are Buying or Selling in Sugar Mill
Call Vicki Haislup at 281-844-0093 or
send email to vickih@waynemurray.net.*



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WOW!! 103 Feet Of Natural Waterfront!



719 Burney Road

has this property zoned for residential use. The property also comes with a 1,465 square foot 3 bedroom, 1.5 baths and a separate guest quarters with a kitchen and a full bath.

Waterfront lot with 103' of natural waterfront on Oyster Creek. The lot dimensions are 130' across the front, 253' on the north side 240', on the south side and 103' on the water. The survey shows an easement across the middle of the property that no longer exists. The City of Sugar Land

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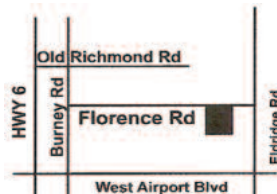
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LENORA "SISSIE" GOFF REALTOR SUGAR MILL RESIDENT

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lenoragoff@aol.com



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 c/o MASC Austin Properties, Inc.
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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FINANCING A FIRST HOME

First, **figure out what you can afford to pay each month.** In addition to principal and interest, figure expenses for local taxes, insurance, and if buying a condominium, monthly assessments.

Once you have this calculation, don't be tempted by lenders to pay more than that. Free mortgage calculators, which are available on many real estate and finance websites, can help you estimate monthly payments based on current interest rates and down payment. Generally speaking, no more than 28 percent of gross monthly income should be allocated to housing costs. **Pay down your debts.** Any credit card debt you have can limit how much you can borrow from a lender. Check your credit report thoroughly for any errors or unpaid accounts,

and resolve those issues before moving ahead. Allow at least six months to iron out any credit problems before shopping for a home, experts suggest. **Determine your monthly cash flow.** Track your spending for two or three months to see where money is going. Once you know what you can afford and what your cash flow is, you can determine your down payment.

Organize documents, especially those that validate income and taxes. Most lenders may want to see two recent pay stubs, W-2s and tax returns from the previous two years, and the last two monthly bank statements. Having these documents ready ahead of time can help the lending process run more smoothly. If you are just getting started, check out local home-buying seminars or sites like HUD.gov, which provides information about shopping for and financing a home.



Martha N. Lusk, CRS, ASP

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