

2024  
WINTER



NEWSLETTER



THE  
**Summerfield Estates**  
**SENTINEL**

*Our monthly HOA meetings are held the 3rd Thursday of each month at the Clubhouse, 7:00 PM*

**Summerfield Homeowners Association**

BOARD OF DIRECTORS

Leigh Ann Gombac  
President

Roger Metzler  
Vice President

Aniece James  
Secretary

Micheal Slater  
Treasurer

Michelle Stone  
At Large

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

**SCHOLARSHIPS**



FBFN Foundation is devoted to giving back to Fort Bend County and its' communities through the FBFN Foundation Scholarship Program. Since 2005, over \$335,000 in scholarships has been awarded to local students planning to attend college at one of the Fort Bend County campuses of Wharton County Junior College, Houston Community College, Texas State Technical College, and University of Houston (Sugar Land). Applications open in January. Apply online here: <https://www.fbfnfoundation.org/>

**ACC APPROVAL BEFORE MAKING CHANGES**

The Board would like to remind residents that all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the guidelines set in our Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found on our website and on [www.summerfield-estates.sites.townsq.io](http://www.summerfield-estates.sites.townsq.io). on the Forms page (under the Documents menu). If there are any questions, please contact Brittany Austin at [bwigley@mascapi.com](mailto:bwigley@mascapi.com) or by calling MASC Austin Properties, Inc. at 713-776-1771.

reminder

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Get into some friendly competition with the neighbors

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Resource for emergency, school, and community phone numbers

## SUMMERFIELD ESTATES HOA ANNUAL COOKIES AND CRAFTS

Sunday, December 8, 2024 from  
1pm-3pm at the community  
clubhouse.

**FREE to all residents. We hope to  
see everyone there & spread some  
holiday cheer**



### TRASH COLLECTION

Please do not put trash out before  
6:00p.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 both days.  
Recycling is on Saturday.**

Texas Pride Disposal  
4411 Landrum Lane  
Missouri City TX 77489  
281-342-8178  
[www.texaspridedisposal.com](http://www.texaspridedisposal.com)

## 2025 ANNUAL ASSESSMENTS

The annual assessment is due on or before the first day of January 1, 2025 and is determined delinquent if not received by January 31, 2025. 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, 2025. 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 a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Stephanie Ramos in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email [acct1@mascapi.com](mailto:acct1@mascapi.com) to make the necessary payment arrangements if you have a past due balance.

### TOWNSQ APP

We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Summerfield Estates— any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!



**To register your account, visit [www.summerfieldstates.sites.townsq.io](http://www.summerfieldstates.sites.townsq.io)  
using a web browser and follow the steps below to register your account.**

townsq



1. Click "Log In" on the top right corner
2. Click "Need to Register"
3. Enter your account number
4. Enter the property's zip code
5. Enter your name
6. Click "Continue"
7. Click "Sign Up"
8. Set your password

### MISSION BEND LIBRARY

Our local library has a variety of programs for children, adults, young adults related to reading, computer classes, gardening, language, and crafts.

8421 Addicks Clodine Rd Houston, TX 77083

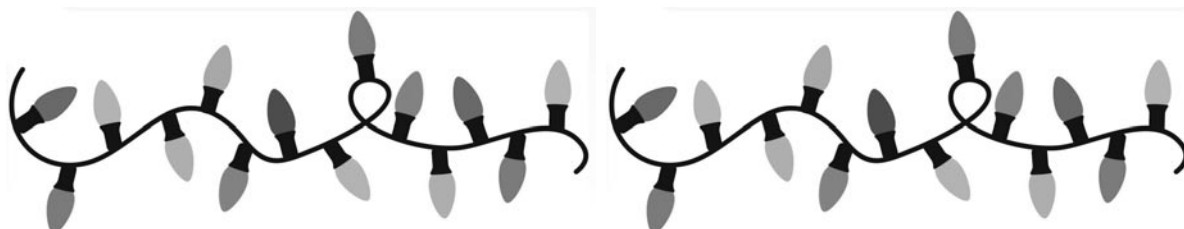
Dates and Times for Programs can be found at <https://www.fortbend.lib.tx.us/>



## 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 14th!*** So, make sure all your decorations are in place and all your lights turned on by this date!



ANGELS  
JR. DANCE CLINIC

**SATURDAY,  
DECEMBER 7TH**  
OPEN TO PRE- K  
THROUGH  
8TH GRADE

REGISTRATION  
IS NOW  
**OPEN**

TO RECEIVE A SHIRT,  
PLEASE FILL OUT THE  
REGISTRATION AND  
SEND THE PAYMENT BY  
NOVEMBER 18TH

**ACTIVITIES**  
DANCE, GAMES, CRAFTS  
SO MUCH FUN!

A square QR code located in the bottom left corner of the advertisement.

## HOLIDAY SAFETY TIPS

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. 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. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.



## HELPFUL PHONE NUMBERS

EMERGENCY	911
Fort Bend County Sheriff's Department	281-341-4665
Pct. 4 Commissioner (commpt4@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.mascapi.com](http://www.mascapi.com)

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## TIPS FOR EXTERIOR HOME MAINTENANCE IN THE FALL/EARLY 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. You will preserve the safety of walkways, which can become hazardous if cracks become too large. To fix concrete cracks, you'll need to clean them out and patch the crack with compound or caulk.

### ***Inspect and repair roof.***

Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing, shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

### ***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.

### ***Inspect and insulate outdoor water spigots.***

Test your outdoor water spigots for leaks. Turn the water on fully and then cover the faucet with your thumb. If you're able to stop the flow, you may have a leak in the line. When freezing temperatures are forecast, make certain to disconnect and put away garden hoses. Insulate your exterior pipes to keep them from freezing and possibly bursting.

### ***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.