



**SPRING
NEWSLETTER
MARCH 2020**

RIVERWAY ESTATES READER

www.mascapi.com/riverwaystates.com

Board of Directors

Jessica Fateh
Joanna Figueroa
Jacqueline Chavarria
Saleem Ahmedani

**NEIGHBORHOOD
TRASH DAYS**

Wednesday & Saturday

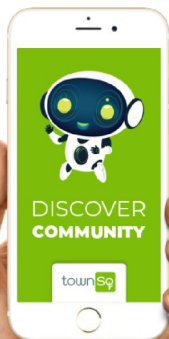
RECYCLING

Every Wednesday

**Trash carts need to be
placed at the curb by
7:00am.**

**Remember to store trash
carts out of public view
after collection days.**

**Coming Soon! See page 2 for
more info!**



Easter Egg Hunt At Glenholly Park



Riverway Estates Annual Easter Egg Hunt will be on **Sunday, April 5th starting at 12:00pm** at Glenholly Park. There will be over 300 eggs to find, along with a few special prize eggs filled with a chance to win one of the many Easter Baskets or gift cards.

The Easter Bunny will also make a special appearance to hand out lots of toys and candy! Don't forget to bring your Easter basket to collect as many eggs as you can find! As always, volunteers are welcome to help make this a fun event for everyone.

Please call MASC Austin Properties, Inc. at 713-776-1771 or email (jfigueroa@mascapi.com) to sign up!

The NEW Yard Of The Month

The Board of Directors has approved a new incentive to help beautify our neighborhood one front lawn at a time.

We will no longer select a Yard of the Month and award a gift card every month. Throughout the year, each home will be eligible to be awarded raffle entries for a drawing which will occur during the annual meeting in November. Two winners will receive a lawn makeover (worth up to \$150.00) completed by our HOA landscaper.



How do you get raffle entries?

- ***Keep your yard well-maintained***
- ***Register for the TownSq. App (See pg. 2 for more info.)***
- ***Pay HOA dues on time***
- ***Attend community events such as the Easter Egg Hunt and National Night Out***
- ***Return annual meeting proxy or attend annual meeting***

Remember, the more involved you are with our community, the more entries you will earn to win a lawn makeover. GOOD LUCK!

(Please note: Yard of the Month winners cannot redeem for cash prize)

Introducing TownSq!

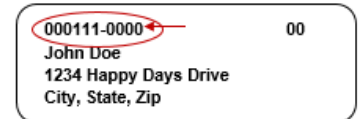


MASC Austin Properties, Inc. is excited to announce the launch of TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association — any time on any device. Manage your account and access the resources you need when you need them.

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!

Our system is scheduled to Go Live April 15, 2020. To register your account (after 4/15/2020), please log on to www.townsq.io, use your account ID (located on the mailing label of this newsletter) 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.



Time To Spring Clean!

Spring is here and now is a great time to clean out those closets, garages, attics, etc. Get rid of outgrown clothes, unused toys and unwanted items you might have taking up space.



Our annual neighborhood Spring Yard Sale will be held Saturday, **April 25, 2020 from 8 a.m.- 2 p.m.; with a rain date of May 2, 2020.** Notices will be placed at the entrances to hopefully attract potential buyers. With ample time to gather your items to sell, we hope you will be successful in cleaning the house as well as making a little extra cash.

Start planning now and happy selling!

Deed Restriction Spotlight - LAWN MAINTENANCE

With spring showers headed our way, this is a great time to get on a lawn maintenance schedule to avoid a lawn gone out-of-control. Make sure to do your part in keeping our neighborhood beautiful.

As part of normal Spring procedure, the management company has begun mailing Certified Demand Letters to any homeowners with lawns which continually remain unmaintained. A Certified Demand letter allows for the Association and its landscaper to enter upon homeowner property, perform any maintenance required and bill all associated costs back to the homeowner.

Here are a few reminders on lawn maintenance:

- ***Lawn should be mowed and edged***
- ***Expansion joints in the driveway and flower beds should be free of grass and weeds***
- ***Weed control and fertilize lawn***
- ***Take advantage of Spring to trim your trees and bushes***



REMINDER: Any improvement to the exterior of your home is required to be approved by the Architectural Control Committee. You must submit a Home Improvement Request form to MASC Austin Properties, Inc. before beginning any work including exterior paint, room addition or driveway, roof or fence replacement. You can find the required form at www.masapi.com > MY NEIGHBORHOOD > RIVERWAY ESTATES to download the Home Improvement Request Form. Please make sure submit the form with the required specifications and samples for a quicker response.

FORT BEND MUD # 2 INFORMATION CORNER

The [Mobile Vet Clinic](#)



Proper pet care includes completing the correct series of pet vaccinations for your furry friends. At The Mobile Vet Clinic we value pet health and that's why we provide vaccination packages. Vaccines are an important component to preventative healthcare for your pet. Many serious and even life-threatening diseases, such as rabies and canine parvovirus, are preventable with vaccines.

Your water district, Fort Bend MUD # 2, is sponsoring The Mobile Vet Clinic to be stationed at the Townewest HOA clubhouse located at 10322 Old Towne Lane on **Tuesday, March 31st, 2020 from 4pm-7pm** to provide low cost vaccine packages for your furry family member.

For more information, services and pricing, please log on to www.mobilepetclinic.com.



Annual Recycling & Shredding Event

On Saturday, March 28, 2020, Fort Bend MUD #2 will hold the District's Annual Document Shred and Electronics Recycling Event.

Place: Townewest HOA Clubhouse
10322 Old Towne Lane Sugar Land, TX 77498

Shredding - 11 am to 2 pm

Electronics - 11 am to 1 pm

Constant Parking Issues At Glenholly Park Drive

Glenholly Park Drive has very narrow streets. We have noticed that vehicles tend to park along the curbs on Glenholly Park Drive, especially in front of the community park instead of their driveways.



A couple of years ago, one of our residents lost their home to a fire. As you can see in the picture, the fire department had a hard time maneuvering though Glenholly Park due to the number of vehicles parked on the street. Several of the homeowners were asked to move their vehicles into the driveway during this disaster. We can avoid causing delays and inconveniences to emergency vehicles and help when disasters like these happen.

This is just a reminder to all our homeowners to make sure to park inside your garage and on your driveway. Use the street parking only if necessary, for example if you have guests or if you absolutely have no room in your driveway to park. Just remember to be considerate of your neighbors.

Vehicles are not allowed to park in front of the entrance esplanade or in front of Glenholly Park. If you see a vehicle parked in these areas, please make sure to report it to MASC Austin Properties, Inc. (713) 776-1771 or you can email pictures to jfigueroa@mascape.com. Make sure to include date and time of when the vehicle was parked on the esplanade. A warning will be issued to the owner of the vehicle. Thank you for your cooperation in this matter.

Little Library Coming Soon!

We are always trying to find ways to make our small community park as inviting and fun as we can for everyone. We have teamed up with our local boy scout troop to help build a Little Library at Glenholly Park.

The library will have books for all ages to borrow, read and then returned for someone else to enjoy or just read them at the park with other kiddos.

We will reveal our Little Library at our Easter Egg Hunt on April 5th!

If you want to donate any books, please make sure to bring them to the event on April 5th from 12pm-2pm.



Helpful numbers to keep handy

MASC Austin Properties, Inc. (713) 776-1771

www.mascapi.com

Angela Connell, property manager
aconnell@mascapi.com

Fort Bend Sheriff non-emergency

(281) 341-4665

Fort Bend Mud # 2 Patrol

(713) 504-1978

Municipal District Services– Fort Bend Mud #2

(281) 290-6507 billing (281) 290-6503 repairs

WCA Waste Corporation

(281) 368-8397

Centerpoint Energy

(713) 659-2111 Natural Gas

Riverway Estates CAI c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478



Don't forget to sign up for the
community's Email Blast
www.mascapi.com under MY
NEIGHBORHOOD-
RIVERWAY ESTATES