

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.

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

NEW-Pool Committee
Meetings are held the
second Tuesday of each
month in room 600 at
7:30PM.

Board of Directors
Meetings are held the
third Monday of each
month in room 600,
(unless otherwise noted)
at 7:00PM.

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

From The Board:

We urge everyone to join . . . Nextdoor.com. There are currently over 400 Sugar Mill residents who have joined (it's free), and we post useful info that pertains to Sugar Mill on this site! The Office of Emergency Management, as well as the City of Sugar Land, also post critical info here as well. This website is a powerful tool since you can specifically target just Sugar Mill residents, or you can target neighboring subdivisions as well. Please note that any complaints, issues, or repairs that you would like to see resolved must be emailed to Terri Salter at tsalter@mascapi.com.



Are you feeding stray cats in the neighborhood? According to a City of Sugar Land law, if you provide food, water, shelter or vet care to an animal, or if you allow an animal to remain on or about your property for more than 10 days, you are the owner of that animal. Congratulations! If that cat scratches up your neighbor's window screens, or spreads disease, your neighbors can now call the City about you, and you will be legally responsible for the damage! Yup! No Lie! Keep a lid on the Friskies and don't feed stray kitties! Cats are only permitted to be indoor pets in Sugar Land, and must be on a leash or crated when an owner takes them outdoors. In addition, within Sugar Mill, garage doors may not be left partially open to allow entry for cats and doggie doors in front yards or on garage doors are also not permitted.

Gotta love that library! <http://www.fortbend.lib.tx.us/branches/sl.html> You can do so much more than just checking out books to read at the library. You can learn to type, learn how to use software, or how to use a computer! You can also go there to print, scan or fax documents for a tiny fee! If you really have a lot of time and patience, you could research your family's history using their online genealogy database! If you need something to entertain the kiddo's, you can take them to the library for Story Time or Toddler Time! Just visit the library calendar at the URL above to find more details.

If your property is bordered by an HOA owned wall or fence, then it is imperative that you trim back all trees and shrubs that are touching the wall/fence. Each property in question was sent a letter over a month ago, advising them of this requirement. If you have not already taken care of this, please do so soon! If the fence/wall becomes damaged, and it is determined that your tree or shrub helped cause the damage, you will be invoiced!

HOA-owned Fences and Walls: The walls have recently been pressure washed and we have begun painting them all the same brown color that is currently used on the wooden fences. We feel that the brown color will help hide some of the dirt that is kicked up during rainstorms. For more information about this topic, please visit our webpage at www.sugarmillhoa.net and click on the Events/News Tab. We update this regularly with pertinent information!

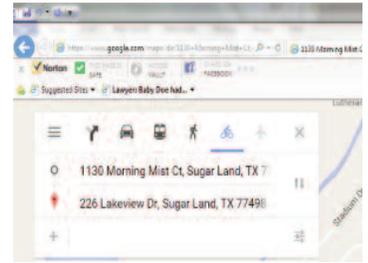
Solicitors in Sugar Mill are required to be registered. Political, religious, and security system salespeople are exempt from this law and can visit your home. You can **put your name on a No Solicitation Registration List** that can be found at www.sugarlandtx.gov, then in the upper right, where it says Search Sugar Land, type in No Solicitation Registration. This will help "discourage" all peddlers and solicitors, and if you call the police, violators will be subject to prosecution for Criminal Trespassing.

From The Board (continued)

Guide to Walking and Biking in Sugar Land

With the warmer temperatures upon us, there is no excuse for not getting outside and exercising your weary muscles! If you want to ride your bike or go for a walk but are unsure of the safest and most convenient routes, Google Maps is a fantastic resource. Follow these steps:

1. Visit <https://www.google.com/maps/>
2. To the right of Search Google Maps, click on the divided arrow symbol next to the magnifying glass
3. Select the walking icon or the biking icon
4. Enter where you are coming from and where you are going
5. Click on "Get Directions" and it will give you the suggested routes (click on Details), as well as show you the suggested route in a map format.



On a mobile device you can enter the address you are coming from and select either "walking" or "bicycling". In addition to Google Maps, the **City of Sugar Land website** is also a terrific resource for the best biking and walking paths and will also let you know what new paths are under construction! Visit <http://www.sugarlandtx.gov/index.aspx?NID=1265>

Neighborhood Sweeps

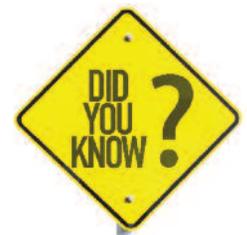
Various neighborhoods throughout the City are reaching an age at which regular home maintenance is crucial in order to maintain residential property values and resident's quality of life. The City of Sugar Land has begun performing detailed inspections of subdivisions in order to identify and have property maintenance issues corrected. Inspections are limited to portions of the property that are visible from the public right-of-way. Commonly identified violations include but are not limited to:

- Rotted siding/soffit/trim
- Flaking or missing paint
- Broken or rotted fence pickets
- Broken windows
- Large cracks in exterior walls (may be sealed with caulking or mortar)
- Putting out green waste before Sunday evening. Violators are subject to receiving a fine from the City for not complying with the ordinance.

Residents are encouraged to ask questions or share any concerns they may have. You may reach an inspector at: (281) 275 - 2170.

Signs on Sugar Mill Properties: We'd like to take a moment to remind everyone about the rules pertaining to signs placed on a Sugar Mill residential property:

- 1. Contractor/Advertising Signs are never permitted** – not even while the contractor is performing work at your home.
- 2. Security Signs** – must not exceed 100 square inches, and the total sign (including pole) must not exceed 18 inches in height. Only 1 sign allowed per lot in front yard, and it must be located in a discreet location, within 4 feet of the home.
- 3. For Sale / For Lease Signs** – only 1 sign permitted per lot, it must not exceed 7 square feet in size, and it may never be placed beyond the sidewalk, near the street.
- 4. Warning Sign: Beware of Dog Sign** – only 1 sign permitted on each side of house, maximum of 2 signs per lot. Lettering shall not exceed 2 inches in height, and sign shall not exceed 35 square inches.
- 5. School Signs: Cheerleader / Sports** – only 2 signs are permitted per lot, and they must not exceed 400 square inches and need to be placed in a discreet location within 4 feet of the home.



Please remember that no sign may be placed on your property without prior written approval from the Architectural Control Committee (ACC). In addition, no bright or fluorescent colors are permitted, and signs must always be well maintained.

Water Aerobics Update! We ran into a few glitches with this program, and will not be able to offer water aerobics for the 2016 summer season. Please keep terrific ideas like this coming in. We will continue to work on the program, and hope to have everything in place for the 2017 season.

Marion's Fishing Corner



TIPS FOR HANDLING BASS

I say it every month. Please catch and release, because a bass is too valuable of a resource to catch just once. I truly believe that conserva-

tion today will ensure great fishing for years to come. With this in mind, I'd like to share a few tips on proper handling practices. After all, these are our brood fish, and there are simple ways to minimize the potential for injury, damage and disease.

LIFT A BIG FISH WITH CARE: Ok, so you've finally caught a big fish, and you are going to take pictures. How you support the fish during the process can directly affect it's future after release. Never lift a heavy fish by it's bottom lip only. Too much downward pressure can permanently damage the jaw and adversely affect the fish's ability to feed normally. When holding a large fish for pictures, always support both ends and hold the fish horizontally. Remember: one hand on the lip, and one hand under it's belly.

KEEP THE FISH WET: Be aware of how quickly a fish's skin will start to dry as we look for our scale or get the camera ready. The eyes are always the most vulnerable to drying. Be sure to dip the fish into the

water every few seconds until pictures are complete and you are ready to release her.

TO NET OR NOT TO NET: Personally, I prefer to not use a net when landing a fish. Why? Well, I am convinced that some nets can rub off a bass' protective coating of slime. Nets made of coarse material increase the chances of fish developing infections after release.

NEVER LEAVE HOME WITHOUT YOUR PLIERS: Some hooks are hard--and even dangerous--to remove by hand. That's where a good set of needle-nose pliers helps you remove a lure while causing the least amount of stress on the fish. Also, the use of barbless hooks will allow easy removal of hooks that are hung deep inside a bass' throat, where fatal injury could occur.

So these few tips can go a long way towards maintaining a healthy bass population in Misty Lake! How we handle our catch can directly affect bass survival.

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.

City Strengthens Economic Incentive Programs

Sugar Land City Council and the Sugar Land Development Corporation (SLDC) recently increased minimum requirements for tax abatements and direct incentives used to attract targeted businesses.

The effort was intended to ensure Sugar Land remains a leading location for primary employment and corporate headquarters.

It has been more than 10 years since substantial policy changes were made to the minimum requirements in the City's tax abatement guidelines and the SLDC's direct incentive policy. The following changes were made to strengthen minimum requirements for incentives and solidify Sugar Land's position as a regional employment center and corporate headquarters destination:

The minimum capital investment requirements were increased in both policies, with the addition of a stronger, tiered structure to provide guidance for the percentage of abatement offered in the tax abatement guidelines. The minimum number of jobs and average salary requirements were increased in the SLDC incentive policy. A minimum amount of leased square footage was added to the SLDC incentive policy. Changes to the targeted industry list were made in both policies to be more consistent with the City's strategic plan and current practice.

More details can be found at www.sugarlandtx.gov.

Sugar Mill resident named Kempner High Valedictorian!



Congrats Erin! Way To Go!

Sugar Mill's own Erin Porter was named Valedictorian of Kempner High School's Class of 2016. Erin has lived in The Forest of Sugar Mill since the age of two and attended Sugar Mill Elementary, Sugar Land Middle School, and Kempner High School. Erin earned 41 hours of college credit by completing 14 AP courses and became valedictorian based on her 5.84 GPA. Erin will begin studying Biomedical Engineering at Texas A&M University in the fall and she hopes to become a physician.

From The Board (continued)

Pool Party Reminders (Sugar Mill residents only and Pool ID Cards required for entry):

Adult Hawaiian Luau - Sat. June 4 from 7-10pm - Can you go under a limbo stick? Bring a dish to share. This is a pot-luck mixer for our adult residents only, no glass or alcohol, please. If you dress the part, you might win a prize!!

Dunkin and Donuts - Mon. June 6 at 9am - A morning party with coffee and donuts for stay at home parents and kiddos.

Movie Night - Fri. July 15 at 8:30pm featuring "Home" with popcorn, of course!

Teen Night - Fri. August 12 at 8:30pm. We will have a DJ and pizza for our teenagers to have their time. (Yes, there will be supervision.)

End of the Year Party - Mon. Sept 5 at 11am - Ending our summer with an ice cream social 'til next summer season. And remember – without volunteers, we cannot have parties! Please contact Peggy Schippers at (281) 242-2398 or peggys20@hotmail.com, if you wish to volunteer. It will be greatly appreciated by all!

Get your 2016 Pool ID cards . . . All residents (renters & homeowners) may stop by our management office (MASC Austin Properties) at 945 Eldridge Road at the following times: June 3rd from 9-5pm or June 7th from 5-7pm. They are conveniently located behind McDonald's. You may also mail the completed registration form to MASC Austin Properties and the 2016 stickers will be mailed to you for validation. If you have lost your I.D. Card, there is a \$5.00 replacement fee for each card. You may either bring a one-inch photo with you, or you may have your photo taken by a MASC Austin Property employee. Pool registration forms may be obtained at www.sugarmillhoa.net, under the Pools tab.

Thanks,

Sugar Mill's Board of Directors

May Yard Of The Month Winner! Congratulations To The Claytons!



May 2016 "Yard of the Month" went to
Jack & Patricia Clayton, at 611 Rozelle Avenue

May 2016 "Yard of the Month" for the Sugar Mill subdivision went to Jack & Patricia Clayton, at 611 Rozelle Avenue.

We enjoy working on the outside & seeing all the beautiful creations of the Lord.

Gardening is a family affair at the Clayton's house. Both their son & daughter help with taking care of the yard. Patricia loves gardening and feels that it is great therapy!

As a thank you gift to the Clayton family for sharing their beautiful yard with all of us in Sugar Mill they received a \$25.00 gift certificate from the Caldwell nursery in Rosenberg.

Happy Gardening & I'll see you around the block,
Cheryl Swanson

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
Harry Schippers	Asst. Secretary	281-242-2398	Harryschippers@windstream.net
CeAnne Ochel	Treasurer	281-565-0611	ceanneochel@gmail.com
Suzie Bacon	Secretary	281-733-9848	suzie77046@yahoo.com

City Dispatch	281-275-2525
Police (Non-Emergency)	281-275-2020
Fire Department	281-275-2873
Police Department	281-275-2500
City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police (Emergency)	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	281-275-2364
Ask City	281-275-2489

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

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



Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines on the Sugar Mill HOA website at:
<http://www.sugarmillhoa.net/>

**DOGGONE IT
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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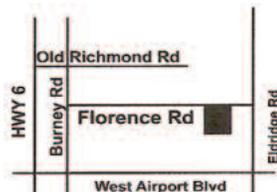
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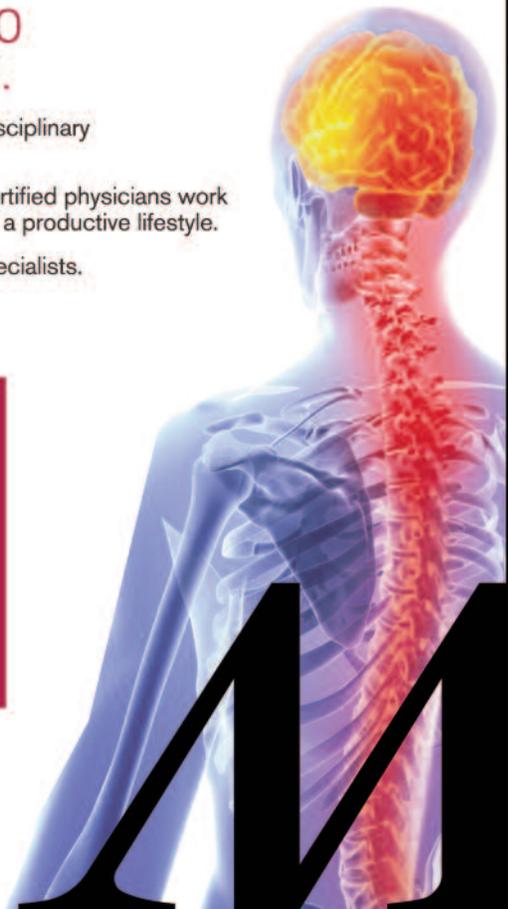
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- Myasthenia Gravis
- Neuromuscular Disorders
- Parkinson's Disease and Movement Disorders
- Peripheral Neuropathy
- Sleep Disorders
- Stroke

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houstonmethodist.org/sugarland

Please note, email is not a secure means to communicate personal identification
i.e. social security number, date of birth, financial information, etc.



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

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SAVE ME, SUPER KITCHEN:

Kitchens have come a long way from linoleum floors and olive-colored appliances that our grandparents had. Today's kitchens are super-sized and designed for multiple purposes.

Sixty-nine percent of owners use their kitchen space for dining, while 49 percent use it for entertaining and 43 percent for socializing, according to a recent survey of homeowners by Houzz. The kitchen has become the hub for family activities, such as doing homework, watching TV and reading. Nearly two-thirds of homeowners spend more than three hours a day in their kitchens. Therefore, today's homeowners are not skimping on renovations. Nearly one-third of homeowners surveyed spent between \$25,000 and \$50,000 on kitchen renovations and another

third spent more than \$50,000. Features that are typically part of living and dining rooms, such as dining tables, chandeliers, TVs and workspaces, are being added to kitchens. Wine refrigerators and built-in coffee stations are popular for entertaining, while custom cabinetry and hardwood floors integrate more seamlessly with the home's overall design. As the modern kitchen has continued to evolve, several design trends have emerged: Two-tone kitchen cabinets that mix colors and styles. Black and bronze finishes on stainless steel appliances contribute a sleek, modern look. Deep kitchen drawers help organize dishes and pans. Niche appliances, from steam ovens, warming drawers and induction cooktops, add luxury and practicality. The modern "super kitchen" supports improved flow, storage and family life with style and substance.



Martha N. Lusk, CRS, ASP
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Do you know someone who is thinking of buying or selling a home? Please mention my name.

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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