

Sugar Mill Connections

ISSUE

3

JUNE
2012

Did You Know?

Did you know that the Sugar Mill HOA has 35 different meetings per year?

Meetings

Architectural Control
Committee Meetings
-Second Tuesday of
each month

Lake Committee
Meetings

-Second Tuesday of
each month

Board of Directors
Meetings

-Third Monday of each
month

HOA Annual Meeting

-Last Tuesday in March
of each year

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


www.sugarmillhoa.net

From The Board:

Summer has started in Sugar Mill. The pools opened on May 4th and we are anticipating our resident's enjoyment of the facilities. Please take a moment to review the pool rules during your first visit of the season. We would also ask that you review the rules with your children or guests upon visiting the pool. The Board of Directors have met with the lifeguards and they have our complete support in enforcement of the pool rules – the lifeguards have the oversight of the pools but it is ultimately the responsibility of everyone to follow the rules. We want our neighbors and friends to be happy and safe!

What a wonderfully wet spring we have had here in Sugar Land. While mowing your yard, please keep the grass cuttings out of the street so they are not swept into the drainage system. If you have a lawn service, know that Green Recycling occurs on Monday. We ask that lawn service providers remove green waste and not leave the bags out over the weekend.

One more important point on tree and shrub growth – if your property is bordered by a community fence, please make sure that the trees and shrubs are trimmed so that branches do not damage the fence. It is the homeowner's responsibility to maintain the trees and shrubs so they do not damage the community fences.

School is out and there are new drivers, college student's and busy households on the road to enjoy summer fun. Please make sure that cars are properly parked at night and that sidewalks

are clear for the kids to use. As you drive through the neighborhood also be aware of children playing and slow down!

Hurricane Season begins on June 1st. It is a good time to review the emergency supply list and have a family plan in the event of a strong hurricane. Thinking ahead to what your family would need in the event of a hurricane event will reduce the stress so stock up on bottled water, have the batteries around the house needed to power flashlights, always have cell phones charged and try to keep at least a half a tank of gasoline in the car.

During the summer is also a good time to review with your children and their caregivers what the plan of action would be in the event of a flood that prevents parents from getting home from work or where is the safest place in the house in the event of a tornado during the day. Emergency preparation is important - please discuss your household's plan with everyone involved - just knowing there is a plan is beneficial to everyone!

The City of Sugar Land has emergency preparation tips at their website - check it out. Sign up for the City of Sugar Land's Emergency Notification System by visiting:
<http://www.sugarlandresponds.com/go/doc/2157/917195/>

Thanks to everyone who makes Sugar Mill such a great place to live!

Thanks,

Sugar Mill's Board of Directors

Lake Committee May View of the Month!



The winners are Michele and Doug Barnes at 1123 Morning Mist Drive. They will receive a \$25 gift certificate from Home Depot donated by Vicki Haislup with Weichert, Realtors-Wayne Murray Properties.

Congratulations Michele and Doug!

Sugar Mill 2012 Pool Schedules - Fun In The Sun!



7TH STREET POOL

May weekends: 5th, 6th, 12th, 13th, 19th, 20th, 26th, 27th

Saturday 12:00 pm- 8:00 pm
 Sunday 1:00 pm- 8:00 pm

MEMORIAL DAY WEEKEND

Saturday 5/26/2012 10:30 am - 8:00 pm
 Sunday 5/27/2012 1:00 pm - 8:00 pm
 Monday 5/28/2012 12:00pm - 8:00 pm

06/01/2012-06/03/2012

Friday 12:00 pm - 9:00 pm
 Saturday 10:30 am - 8:00 pm
 Sunday 1:00 pm - 8:00 pm

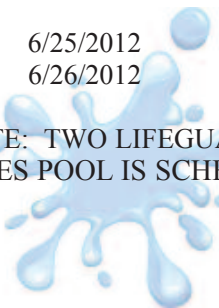
06/04/2012 - 08/19/2012

MONDAYS CLOSED FOR CLEANING
 Tuesdays 10:30 am - 8:00 pm
 Wednesdays 12:00 pm - 9:00 pm
 Thursdays 10:30 am - 8:00 pm
 Fridays 12:00 pm - 9:00 pm
 Saturdays 10:30 am - 8:00 pm
 Sundays 1:00 pm - 8:00 pm

Exceptions:

Monday 6/25/2012 CLOSED
 Tuesday 6/26/2012 CLOSED

PLEASE NOTE: TWO LIFEGUARDS WILL BE ON DUTY AT ALL TIMES POOL IS SCHEDULED TO BE OPEN



LAKE CENTER POOL

May weekends: 5th, 6th, 12th, 13th, 19th, 20th, 26th, 27th

Saturday 12:00 pm- 8:00 pm
 Sunday 1:00 pm- 8:00 pm

MEMORIAL DAY WEEKEND

Saturday 5/26/2012 12:00 pm - 9:00 pm
 Sunday 5/27/2012 1:00 pm - 8:00 pm
 Monday 5/28/2012 12:00 pm - 8:00 pm

06/01/2012-06/03/2012

Friday 10:30 am - 8:00 pm
 Saturday 12:00 pm - 8:00 pm
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 Thursdays 12:00 pm - 9:00 pm
 Fridays 10:30 am - 8:00 pm
 Saturdays 12:00 pm - 8:00 pm
 Sundays 1:00 pm - 8:00 pm

August weekends

8/25/2012 12:00 pm - 9:00 pm
 8/26/2012 1:00 pm - 8:00 pm

LABOR DAY WEEKEND

Saturday 9/1/2012 12:00 pm - 9:00 pm
 Sunday 9/2/2012 1:00 pm - 8:00 pm
 Monday 9/3/2012 10:30 am - 8:00 pm

PLEASE NOTE: TWO LIFEGUARDS WILL BE ON DUTY AT ALL TIMES POOL IS SCHEDULED TO BE OPEN.

Vacation Checklist For Your Home:

You're finally taking the household on a well deserved vacation. You've arranged to board the dog, and Aunt Martha will babysit the bird.

There's one more precaution to take--- safeguarding your home. Fortunately, many of the steps required (absent installing an alarm system) only require elbow grease and a bit of forethought before you hit the road. Here's a suggested checklist to follow:

1. Stop mail and newspaper delivery. Nothing screams "no one is home"

louder than a stack of newspapers on the front porch.

2. If shrubs, trees or bushes block the view of any windows or doors, trim them back.

3. Move small valuables to a safe deposit box as well as any credit cards you won't be using.

4. Use timers on several lights throughout the house. If possible, place at least one outside light on a timer as well.

5. Check all windows (especially on the groundlevel floor) to make sure there are no broken panes or loose latches.

6. Amazing as it seems, entire households of furniture can be loaded in moving vans and driven away during a homeowner's absence. Notify at least one neighbor of your trip.

7. Don't let your answering machine tell the world you're gone. A generic message works best.

How To Be A Good Neighbor

Developing relationships with your neighbors can make your life easier and the community safer—and maybe even result in lasting friendships. The good news is that it's easy to extend acts of courtesy to those who live close by.

1. Welcome new people to the neighborhood by stopping by and introducing yourself. Baking cookies is a traditional way to extend a warm welcome, but you can also bring them recommendations for local services, such as babysitters or landscapers; a children's activity kit filled with coloring books, crayons and games, or a list of important local phone numbers.

2. Little gestures can go a long way. Offer to collect your neighbor's mail, water their plants or feed their pet while they're on vacation. If that's too much of a commitment, you might offer to keep an eye out on their house while they're away.

3. Keep up your house and yard. This will help maintain property values while keeping the neighborhood as a whole looking its best. Mow your grass regularly, trim your shrubs as needed and make facade repairs in a timely manner.



4. Keep your neighbors informed of relevant news, such as upcoming construction or recent crime. Extra eyes and ears are always welcomed.

5. If a neighbor lends you something, whether it's a tool or their time, return the gesture quickly. It's easy to move along with your project and forget they've done you a favor, so be sure to show your appreciation in a timely manner—your gratitude won't be overlooked.

Home Improvement Apps For Your Phone



Downloadable iPhone and Android apps offer ways to maintain, improve, and save money on your home.

Match that paint color

If you see a color at a friend's house that would look great in your home, use Benjamin Moore's Ben Color Capture or Sherwin-Williams' ColorSnap, free mobile apps for iPhone, to conjure up a matching paint color and code in a jiffy. Take a photo with your phone, and the app matches the paint as closely as possible, and will display secondary and complementary colors. (ColorSnap is also available for BlackBerry.)

Get rid of stains

Good Housekeeping magazine has placed all their best stain-removal and cleaning advice into their free @Home app. It also includes decorating ideas and a searchable list of the 5,000-plus products that have earned a Good Housekeeping seal.

Look for recycled stuff

If you're searching for a cheap replacement

part, or looking for a deal on slightly used appliances and materials, eBay's free Mobile app lets you search the auction site's entire marketplace from iPhone, Android, Windows Phone 7, and BlackBerry devices. You can also put any of your used-but-functional household items up for sale and recoup some cash. For listings close to home, search the popular Craigslist site through the free Craigsnotifica for Android or Craigspro for iPhone.

Carpenter's tools in one

For \$1.99, the iHandy Carpenter app puts a ruler, protractor, bubble level, surface level, and plumb bob into your iPhone, allowing you to make measurements without lugging out the tool box. It's perfect for simple jobs like hanging frames and mirrors. Need just a level? There's a free app for iPhone from iHandy and for Android from Johnson.

Calculate materials you'll need

Before you approach a home improvement project, use the \$1.99 Handy Man DIY to record dimensions of flooring, windows, walls, and more. It calculates how much material you'll need and gives you a cost estimate.

Sugar Mill Annual Fourth of July Parade!



Put on your red, white and blue... decorate those bikes, wagons and strollers because it's time for the annual Sugar Mill Fourth of July Parade!

On Saturday, June 30th, 2012 participants will line up at 10:15 a.m. in the Sugar Mill Elementary School parking lot. Sirens will sound at 10:30 a.m. as we are escorted by Sugar Land's police and fire departments down Jess Pirtle to Oak Knoll to Drakewood and on to Sugar Mill Park.

Dress cool and bring water to drink. All participants will receive an award ribbon and popsicle compliments of Sugar Mill Homeowner's Association. Roller skates/blades, skateboards and pets are also welcome. Motorized vehicles are not allowed.

Call Kim Baley at 832-207-4597 for more information.

Summer 2012 Playbook

Check out the Summer edition of the City of Sugar Land's Parks and Recreation activity guide.



A downloadable listing of all activities available, the guide is a great resource to see what the City has to offer kids this summer. For more information and to download the guide, visit: www.sugarlandtx.gov.

City Of Sugar Land's E-Policing Program

E-Policing is the City's way of bringing community policing to the Internet. The E-Policing program enables Crime Prevention Officers to e-mail alerts, crime trends and other important information to you. It's easy to sign up now.

How does it work?

When you sign up for E-policing you will receive emails from your Crime Prevention Officer, who is your liaison with SLPD.

Each Crime Prevention Officer is responsible for a portion of the City known as a Beat and will address local issues to help keep you safe and informed.

The City hopes that you reciprocate by working with them in providing important crime information. The City appreciates your input.

Getting involved

SLPD depends on the residents of Sugar Land, to help fight crime in each neighborhood. Partner with the City to make our communities safer places to live, to work and to play.

Also, the SLPD Crime Prevention unit puts out a monthly e-newsletter that is filled with articles and safety information. For more information, visit: www.sugarlandtx.gov

DIY Home Energy Audit

Perform your own home energy audit to see if you need fixes that can lower your energy bills by 5% to 30% annually.

Is your home squandering precious energy? Here's how you can search out areas of energy waste that may be costing you money. By following up on problems, you can lower energy bills by 5% to 30% annually.

With annual energy bills averaging \$2,200, investing in fixes or energy-efficient replacement products could save you up to \$660 within a year.

Leave the deerstalker hat and magnifying glass behind. All you'll need for energy sleuthing is a flashlight, screwdriver, tape measure, and—not just for serenity's sake—a stick of incense.

1. Hunt down drafts. Hold a lit stick of incense near windows, doors, electrical outlets, range hoods, plumbing and ceiling fixtures, attic hatches, and ceiling fans in bathrooms—anywhere drafts might sneak in. Watch for smoke movement. Note what sources need caulk, sealant, weatherstripping, or insulation.

2. Check attic insulation. Winter or summer, insulation does the most good when it's overhead, so start with the attic. If the insulation you see covers the tops of the joists by several inches, you probably have enough. If the insulation is only even with the tops of the joists, you probably need to add insulation.

3. Check wall insulation. Remove electrical outlet covers to see if your wall contains insulation. Check some switch

boxes as well. Their higher wall location lets you see if blown-in insulation has settled.

4. Look for stains on insulation. These often indicate air leaks from a hole behind the insulation, such as a duct hole or crack in an exterior wall. Seal gaps with caulk or spray foam insulation.

5. Inspect exposed ducts. Look for obvious holes and whether joints are sealed. Heating, ventilation, and cooling (HVAC) ducts are made of thin metal and easily conduct heat. Consider insulating them. Uninsulated or poorly insulated ducts in unconditioned spaces can lose 10% to 30% of the energy used to heat and cool your home.

6. Check anything that goes through an exterior wall. Examine dryer ducts, plumbing lines under sinks and vanities, anything that pierces a wall. Any gaps around it should be sealed with spray foam insulation or caulk.



SUMMER DAY CAMP at ST. MARTIN'S

July 30th – August 3rd from 8:30 a.m. – 3:30 p.m.

Let your children spend the week growing in their faith as well as having fun with others in a well structured environment.

Campers will participate in games, crafts, Bible studies, worship and other special events.

The theme this year is "Let Your Light Shine Bright".

Registration is available for children who have completed Kindergarten through completion of 5th grade. Cost is \$75.

Space is limited. Go to stmartinslc.org for more information and to download registration forms.



1123 Burney Road (just North of Jess Pirtle)

Our mission is to serve and love all our neighbors so that by God's grace, lives are transformed

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
Hank Ochel	Treasurer	214-293-4376	hank_ochel@me.com
Debra Blesener	Secretary	713-628-6991	debrablesener@gmail.com
Open	Asst. Secretary		

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13726 Florence Road
Sugar Land, TX 77498

Terri Salter
Property Manager
713-776-1771

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

Marion's Fishing Corner:

Sweet Summertime :

Well, springtime is definitely over and the fish are settling into their warmwater-summertime patterns. The fast-moving baits that we have been throwing along the bulkheads during the last few weeks are slowly taking a backseat to bottom-hugging lures like jigs and plastic worms. I don't mean to imply that crankbaits and spinnerbaits will not catch fish this time of year, because they certainly will. But with the scorching sun and very warm water conditions that we will be experiencing for the next few months, fast-moving baits will normally be most effective during the early morning and late evening hours. This is when fish will be roaming the banks and looking for an easy meal.

During the heat of the day, the larger fish will be in an "ambush" mode. They will bury up into any brush they can find, and hope that some unsuspecting prey will come along. If not, they will just hold there in a secure piece of cover and wait for the late evening, primetime feeding opportunity. The best way to increase your odds during the midday heat is to slowly probe these brushy holding areas with weedless jigs and worms. A

slow, methodical presentation with multiple casts to likely spots is going to be your best tactic. Bass that are holding in these better brushpiles are usually not willing to chase a fast-moving bait, but will readily engulf a plastic worm that slithers down into their living room.

One thing that can change these hot-weather general rules is thick cloud cover or rain. Under these conditions, the fish will often cruise the bulkheads and actively chase baitfish all day. Crankbaits, topwaters, and spinnerbaits become major players again during these times. Some of the best fishing I've ever experienced has been on warm, rainy summer days.

So for the next few months, the time of day will have a much bigger impact on fishing success. The middle of a hot summer day is not going to be the most productive time to be on the water. You can still catch a few fish, but you will need to adjust your tactics and concentrate on deeper-water structure. Early and late will be the rule if your looking for numbers of smaller fish. These generalities will hold true all summer, so be prepared for fewer bites during the day, but aggressive fish during the low-light

hours.

Please remember to "catch and release", because a bass is too valuable of a resource to catch just once.

Good Luck,
Marion
May 2012

Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 18 years.

Tips For Fishing With Kids

Fishing and the great outdoors offers kids an alternative to many influences they encounter in their busy lives today. The rewards are endless and it takes so little effort. Here are some tips when fishing with kids:

- Keep It simple.
- Pack a fun lunch and make it part of the experience.
- Use basic tackle at first - the simpler, the better.
- Focus your praise on their participation rather than their catching.
- Share the beauty of the outdoors with them during the experience.



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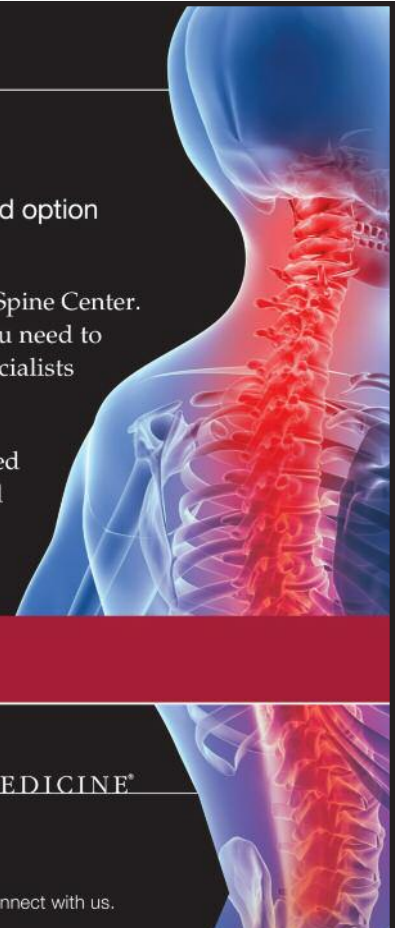
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

The Price Is Right

Although a REALTOR® will work with you to determine a listing price when you decide to put your home on the market, it helps to understand the process agents use to reach that figure. Although methods vary, there are a few common steps.

First, REALTORS® complete a CMA (Comparative Market Analysis), which compares your home to similar homes in your area that recently sold, homes that are currently on the market, and homes that didn't sell. Generally, an agent will formulate a base price from this data and factor in additional positives or negatives (for instance, if your home has a deck or a finished garage, the base price — your home's initial value — would rise).

Next, the REALTOR® considers the market conditions. In a buyer's market, your price might need to be a little lower than the base CMA price in order to reduce its time on the market and have a higher probability of selling. In a seller's market, the listing price can be a little higher.

Another strategy is to consider how sales of comparable homes are faring — for instance, if the prices in your area are dropping X percent each month, consider settling on a lower asking price to boost your chances of selling quickly.

Be sure to ask your REALTOR® how he or she has arrived at the recommended listing price. A good agent will be able to walk you through the numbers and explain the strategy behind settling on a given listing price.



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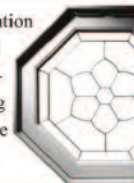


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Did you know?

Homeowners pay most attention to windows (72 percent) and blinds or curtains (67 percent) during annual spring cleaning, according to the American Cleaning Institute.



Do you know someone who is thinking about 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.

Sugar Mill Specialist and Waterfront Specialist