

SUGAR MILL

RESIDENTIAL NEWSLETTER

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(WILL RESUME TBD*)

DECORATING COMMITTEE
(HOLIDAY SEASON)

RECREATIONAL
COMMITTEE;
FENCE COMMITTEE;
LAKE COMMITTEE-
(PLEASE REFER TO THE
WEBSITE FOR UPCOMING DATES)

COMMITTEE MEETINGS ARE
HELD AT SUGAR LAND FIRST
UNITED METHODIST CHURCH
431 ELDRIDGE RD
SUGAR LAND TX

BOARD MEETINGS - SUGAR
LAND FIRST UNITED
METHODIST CHURCH, ON THE
4TH TUESDAY OF EACH MONTH.

*See COVID19 disclaimer on
page 3.



Communities Aren't Virtual

Over the past several weeks of not normal, we have seen the power of people, the power of family, the power of our faith, and how simply opening the front door and exploring the neighborhood is so much better than families with their faces planted in technology for hours on end. Has that happened in your family? Have you begun to re-examine the structure of your day, maybe even added a family behavior that brings us all closer together? We have been trained to rely so much on technology that many of us have forgotten the joy of simplicity. Crayons, board games, street chalk, quiet walks and more conversations with those we love. COVID19 has changed us for the better. And as we move away from the critical times, let's not forget all those new behaviors we learned. Spend more time doing the things you were forced to do and make them habits you look forward to. Summer is coming. Be patient, be smart, be kind and be hopeful.

Pool Tags-Our New Normal

So, things are going to be different this year. Our new routine of validating pool tags isn't going to happen. What we will do is use the first days of the new pool season to meet you at the pools and validate your tags at that time. Make sure you bring all of your tags, or if you are new to Sugar Mill, bring proof of residence and a 1" square photo of each person you need a tag for and we will craft the tags on the spot. A reminder, you must be current in your annual HOA dues to update or get a new tag. By the way, we continue our relationship with Trident Pools, the folks that did a great job for us last season. Keep an eye on our website, on Nextdoor and on our resident portal for upcoming pool related events this summer.

Please be sure to read the other articles in this newsletter. They're for you!

Sincerely,
Sugar Mill Board of Directors

YOTM RETURNS!

GET READY TO SPRUCE UP THE YARD AND
PREPARE FOR THIS YEAR'S CONTEST!

SUMMER IS FOR FAMILIES

SUMMERTIME EQUALS HOT, BUT WE HAVE SOME
OPTIONS FOR YOU & THE FAMILY TO COOL OFF!

4TH OF JULY PARADE

WE'RE DOING IT AGAIN THIS YEAR! GET READY TO
DECORATE THE BIKES AND BE IN THE PARADE!

Sugar Mill Yard of the Month Returns

We live in such a beautiful community and once again we have the chance to showcase homes in our neighborhood that have done amazing things with their curb appeal. Beginning in May and running through October, we will be selecting one residence per month as our yard of the month. That selection comes with a \$25 dollar gift card from the new Cornelius Nursery on Highway 90. If selected, you will be notified via mail. Thanks to everyone for working to contribute to what makes Sugar Mill an exceptional place to live.



Cornelius Nursery invites you to “Dig for Victory”. During World War II, this concept re-emerged. Families on the American home front worked together to do their part and began their harvest. Gardens were “cropping up” everywhere from back yards, empty lots, and city roof tops. Communities came together to ensure each home was fed, school lunches were provided, and our troops were supported.

Victory Gardens grew more than just vegetables, they produced purpose for Americans during times of unease. They paved the way to a successful, sustainable, and unified life for our country and our homes.

Why should you “Dig for Victory”? Setting up your family for success starts with a sustainable life. Devising a plan to promote wellness, purpose, and a sense of security begins in your garden. Reap the many benefits throughout the process and grow together as a family as you work towards a unified mission and goal.

The new **Cornelius Nursery** here in **Sugar Land** has underwritten our Sugar Mill “Yard of the Month” initiative and we invite you to discover your green thumb with a visit, soon.

SUMMER IS FOR FAMILIES



SUMMERTIME EQUALS HOT, BUT HERE ARE A COUPLE OF OPTIONS SO YOU AND YOUR FAMILY CAN TAKE SOME TIME TO COOL OFF.

The Houston Museum of Natural Science is a fun destination 365 days a year with new exhibits and activities constantly coming your way. Or how about Fort Bend Children’s Discovery Center? It’s a destination right around the corner and loaded with kid’s fun learning activities. The best thing about both facilities is that a family membership is a great value and will easily fit into a family budget. Fun family time awaits you.

GET ‘EM WHILE THEY’RE HOT! 5 SUMMER GRILLING TIPS

And while you’re at the family fun, here are some summer grilling tips:

1. Preheat your grill 15 to 25 minutes before you start cooking to make sure it reaches the right temperature (and to kill any bacteria). Your grill should be 400-450°F for high, 350-400°F for medium-high, 300-350°F for medium and 250-300°F for low heat. A properly heated grill sears foods on contact, keeps the insides moist and helps prevent sticking.
2. Don’t move the food around. In general, the fewer times you flip something, the better (once is ideal for most meats). If the meat is stuck to the grill, let it cook more — it will unstick itself.
3. Keep a spray bottle handy for flare-ups. Flames are not your food’s friends. Keep a spray bottle filled with water handy; this will allow you to dampen flare-ups without interfering with heat.
4. Direct heat works better for small and tender pieces of food that cook quickly. You can cook things such as steaks, boneless chicken, shellfish, vegetables and fish fillets.
5. Indirect heat is when the fire is off to one side, or both sides but the food sits on the unlit part. This works better with tougher foods that require longer cooking times such as ribs and a whole chicken, as it will cook your food more slowly, allowing each part of the meat to be cooked properly.



July 4th Parade Event



Every year, lots of our Sugar Mill neighbors look forward to the 4th. Kids do a great job of decorating their bikes for the parade from Sugar Mill Elementary to Sugar Mill Park for the music and refreshments and mostly good conversation to celebrate our independence. And we're doing it again this year. Look for more details to come that will be posted on our website and resident portal. Like the song says, "God Bless the USA".

10 Places To Go This Summer Around Sugar Land

There are many more than 10 places you should go, but let's get you started with these options. **1- Cullinan Park:** a peaceful place to enjoy nature and wildlife. **2- Aerodrome Skating Complex:** Frozen fun on the ice. **3- Sugar Land Heritage Foundation Museum:** Some cool stuff happened in Sugar Land. **4- Selfie Statue:** Right in front of city hall, because we know how much you love taking pictures of you. **5- Brazos River Park:** Hike, bike, and camp. **6- Sugar Land Town Square:** Shop, relax, grab lunch and more. **7- Constellation Field:** Yeah, professional baseball, right in our back yard. **8- Smart Financial Centre:** World class music and entertainment at one of the best entertainment venues in Texas. **9- Justin P. Brindley Trail:** Nature at its best in a beautiful setting. **10- Escape Again Rooms:** Challenge yourself, can you solve the puzzle?

5 Ways To Put A Smile On Your Face This Summer

But wait, this is Sugar Land, there's even more to do.

1- Inspiration Stage Shows: at the beautiful and historic Sugar Land Auditorium. A bit of Broadway right in our neighborhood. **2- Singalong Karaoke Night at Sugar Land Town Square:** Your chance to rock the square, testing 1-2...

3- Movies Under the Moon: Bring your lawn chairs and watch a classic flick at Town Square. **4- Pawm Springs Dog Park:** 6 acres of resort-style fun for your favorite pet. **5- George Ranch Historical Park:** 4 generations of Texas history with field trips, tours and private events.



Work Work Work



As of the writing of this article, we are still amid road construction in many parts of Sugar Mill. BUT we are seeing the end of that on-going construction period. Many thanks to the people at city hall, especially Jorge Alba. Jorge has always taken the time to answer our phone calls and emails with a truthful response to our endless questions. And you, our residents, thanks for your patience during this time. As we said so long ago, this process might be a bit painful, but the results will be well worth it. I guess it's true, no pain, no gain. Here's to a smoother drive down your street.

COVID19 Disclaimer

*Please note, the content of this newsletter was created during the COVID19 health crisis. Due to the uncertainty of its effects or the longevity of the crisis, events and activities mentioned may or may not happen as scheduled. Please check with the various venues to confirm. Regarding Sugar Mill events, schedules and activities, please visit sugarmillhoa.net or the Sugar Mill web portal for news and updates.

Remember to call 811

Building a deck? Planting a tree? 811 is the number you should call before you begin any digging project. A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. So, before you dig, call 811. More details online at: www.call811.com.

POOL SAFETY TIPS FOR THE UPCOMING SEASON

Here are some important pool safety tips to help protect your family and friends this summer:

1. Always watch your children when they're in or near a pool or spa. If multiple adults are present, designate one of them to watch the children for a designated amount of time and then rotate. This technique will prevent lapses in supervision.
2. Teach children basic water safety tips and enroll them in swimming lessons.
3. Keep children away from pool drains, pipes, and other openings to avoid entrapments.
4. Don't rely on fun toys such as water wings or noodles to keep your children safe. If your child can't swim, fit them with an appropriate personal floatation device (PFD).
5. Have these items close by at all times when you or your family are using a pool or spa: cell phone, first aid kit, flotation device, and a pair of scissors to cut hair, clothing, or a pool cover if needed.
6. If a child is missing, look for him or her in the pool or spa first.
7. Share safety instructions with family, friends, and neighbors.
8. Learn how to swim and teach your child how to swim.
9. Learn to perform CPR on children and adults, and update those skills regularly.
10. Install a five-foot or taller fence around the pool and use self-closing and self-latching gates; ask your neighbors to do the same at their pools.
11. Install and use a lockable safety cover on your spa.
12. If your house serves as a fourth side of a fence around a pool, install door alarms and always use them. For added protection, install window guards on windows facing pools or spas.
13. Install pool and gate alarms to alert you when children go near the water.
14. Make sure any pool and spa you use has compliant drain covers; ask your pool service provider if you don't know.
15. Keep your pool or spa cover in good shape. If you notice defects have them repaired if possible or buy a new one.



Expanding our team of leaders in OBSTETRICS AND GYNECOLOGY



WELCOMING
Elizabeth Mosier, MD
Obstetrics and
Gynecology



Rosalyn Miller, DO
Obstetrics and
Gynecology

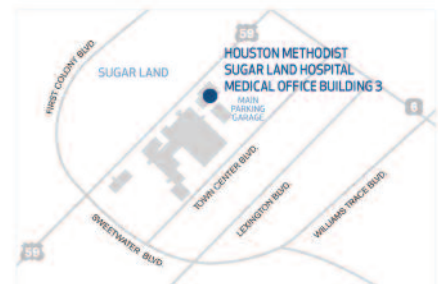
Houston Methodist Welcomes Dr. Elizabeth Mosier

Elizabeth Mosier, MD, joins Rosalyn Miller, DO, at Houston Methodist Obstetrics & Gynecology Associates in Sugar Land. Together, these board-certified OB-GYNs provide the full range of care, including:

- Adolescent and adult gynecology
- Low- and high-risk obstetric care
- Minimally invasive gynecologic surgery
- Well-woman exams

Backed by the advanced technology of Houston Methodist Sugar Land Hospital, both doctors are committed to providing comprehensive care to women of all ages so they can live full and healthy lives.

To schedule, visit houstonmethodist.org/obgyn or call 281.882.3130.



16605 Southwest Fwy.
Medical Office Building 3, Suite 335
Sugar Land, TX 77479

HOUSTON
Methodist[®]
SUGAR LAND HOSPITAL

WATER CONSERVATION: DID YOU KNOW?

Did you know that about 75% of water used in the home is used in the bathroom? Look for ways to save water whenever possible. You'll help Texas. Take a shower instead of a bath to save water. A low-flow showerhead will save as much as 50% of the amount of water currently used, Installing a low-flow showerhead is the single most effective conservation step that can be taken inside the home.

Importance Of Being "In the Know"

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

Website: sugarmillhoa.net

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions and current pertinent information.

Residential Portal: realmanage.com

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.

RealManage: Property Management

16000 Barkers Point Ln #250, Houston, TX 77079

(866) 473-2573 Property Manager: Maria Leal

EmailBlast:

SUGMILL@Ciramail.com

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

Social media: NextDoor.com

NextDoor has been the only means of getting information to our residents who have not accessed the other designated options for doing business. Please consider this communication as a media of "social" issues and neighborly events or occurrences that benefit the community. We do not advocate NextDoor, but realize that it is utilized by some and we have tailored our communication to be as a "notice" and not for the Board of Directors of Sugar Mill to dialogue in the business side of Sugar Mill Community Association.

Newsletter: Bi-Annually publication. Comeback issue: November 2019

Sugar Land 311: Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events - sugarlandtx.gov - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved. Be in the know. There is so much to encounter in our Great City of Sugar Land!

COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them on your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the cityofsugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.

Be A Good Neighbor

A good neighbor is one who maintains the exterior of their house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. If you can't mow your own lawn, hire a lawn service to keep it tidy. Basic exterior maintenance tips include:

- Mow the lawn on a regular basis, trim hedges and keep tree wells tidy.
- Remove mold from the exterior walls and paint when necessary.
- Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.
- Remove all bicycles, skateboards, and toys from the front yard at the end of the day.
- Remove rotted, worn fence pickets and replace with new wood pickets.
- Remove any rotting wood siding or trim board and replace with new siding and trim that has a fresh coat of paint.
- Keep gutters clean from leaves and tree limbs.
- 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.
- 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.
- 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.
- Remember to only set out trash cans the night before trash pick up day and retrieve them promptly after pick up service. Also, store trash cans out of sight from the street.

If there are issues that prevent a homeowner from taking care of their home, please call the property management company to get extensions and to provide a line of communication.

THANK YOU FOR STAYING STRONG!

In this time of uncertainty we want to take the time to thank all of our residents for your cooperation and understanding as we navigate thru the pandemic. It makes life right now a whole lot more pleasant to see positive messages put forth such as the one exemplified in this picture and the sidewalk chalk artists at work in time for Easter Sunday!

Thank you for choosing to stay on the strong and positive side of life.



NOTABLE NOTES

Community Website

Don't forget to visit our website at sugarmilhoa.net. We post updates to the website on a frequent basis and it's a great source for community information!

Trash Collection

Pick Up for All Sections of Sugar Mill

Monday: Trash and Green Waste

Thursday: Trash and Recycling

First Monday of the Month: Bulk Cardboard & Textiles Bulky Trash

*(*Recycling to resume on 5/4 and Bulk Waste service to resume on 4/27, per latest City of Sugar Land information. See COVID19 disclaimer on page 3.)*

Hazardous Waste, E-Waste, and Bulk Cardboard: Please call Republic Waste to arrange for free pick up at (713) 726-7307. You may place garbage cans, bags, grass clippings and recycle bins out at the curb the night before pick-up after 7:00pm. Any items in public view prior to 7:00pm will be in violation of both Sugar Mill, as well as the City of Sugar Land ordinances. All items must be stored out of public view when not at the curb for pick up. Please be advised that from time to time, the schedule will be disrupted, due to city emergencies or holidays. Please check the City of Sugar Land's Website at: www.sugarlandtx.gov for details.

NEW Lower Home and Auto Insurance Rates!

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Insurance Solutions of Texas

281.565.2222
jay@instx.com

www.insurancesolutions.com

Give us a call or email us!



Jay Harris
Owner/Agent



CALL VICKI!

DOING GOOD IN THE NEIGHBORHOOD

If you are Buying or Selling in Sugar Mill, call Vicki Haislup at 281-844-0093 or vickih@waynemurray.net.

I'm fully committed to providing you with what my company calls "The Weichert Difference" - a noticeably higher level of service that will make your real estate experience easy and stress-free. I would welcome the opportunity to make a difference for you.

Weichert
REALTORS®
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OUTSMARTING CANCER in Sugar Land

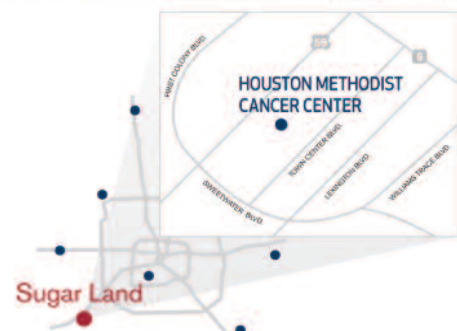


Our nationally recognized specialists are finding new ways to outsmart cancer.

From screenings and diagnosis to the most advanced treatments, our leading cancer care is available in Sugar Land. We offer personalized guidance and support, so you can focus on healing, surviving and thriving.



281.205.4514
houstonmethodist.org/cancer-sl





Sugar Mill HOA c/o RealManage
 16000 Barkers Point Suite 250 Houston, TX 77079
 Maria Leal, Community Association Manager
 281-531-0002 / www.realmanage.com

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POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Is Your Wooden Fence that Old, **GREY** Weathered Color?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013

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

Helping buyers and sellers fulfill their real estate dreams for 32 years.



Home Improvement 101

Homeowners can see expenses add up quickly. From home improvement projects to ticky-tack repairs, people are looking to avoid additional costs for their home. But what projects make sense to take care of on your own, and which ones need professional assistance? Here are some examples that will help guide your plans.

DIY Projects

Clogged pipes—You can often fix these with plungers or commercial drain cleaning products. **Broken toilet handle**—If your toilet doesn't flush, remove the tank lid and see if the chain is detached from the lever. **HVAC maintenance**—You can easily change your system's filter

yourself. **Blown fuse**—Simply throwing the switch in your circuit breaker could get your power back on.

Trained Professional Required

Major electrical work—Anything involving wiring can be extremely dangerous and should be left to a licensed electrician. **Extensive plumbing replacement**—Replacing any fixtures can cause extensive flooding if not done properly. **HVAC installation**—Since these are some of the more expensive pieces of equipment in your home, don't try installing units yourself, as it may void the warranty. **Remodeling projects**—Don't start knocking down or building new walls without first discussing the project with a maintenance or remodeling professional.



Martha Lusk, CRS, ASP
 Realtor, Re/Max Southwest
 Accredited Staging Professional
713.826.2331
 mlusk@windstream.net
Sugar Mill resident for 29 years.

*Experience, Honesty
 and Integrity*



Sugar Mill Specialist and Waterfront Specialist

BROUGHT TO YOU BY YOUR AGENT. A MEMBER OF THE COUNCIL OF RESIDENTIAL SPECIALISTS.



Buying or selling a home can seem like an overwhelming task. But the right REALTOR® can make the process easier - and more profitable. A Certified Residential Specialist (CRS), with years' of experience and success, will help you make smart decisions in a fast-paced, complex and competitive market. To earn the CRS Designation, REALTORS® must demonstrate outstanding professional achievements - including high-volume sales - and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the

NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Work with a REALTOR® who belongs among the top 4 percent in the nation. Contact a CRS today.

Do you know someone who is thinking of 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.