



TOWNEWEST TIDINGS.®

Sections 1 thru 4

Volume 18 Issue 2

2nd Quarter 2018

www.townwest.com

POOL REGISTRATION & SPLASH DAY

BOARD OF DIRECTORS

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Managed by:

MASC Austin
Properties, Inc.

945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771

April Pitarra,
Property Manager

NEXT MONTHLY HOA MEETING

**THURSDAY,
MAY 10, 2018
7:00 PM**

REMINDER: Please do not put trash out before 6:00 p.m. the night before the scheduled pickup day. **Garbage cans must be stored out of public view.**

Access to the pool will be available to Townwest HOA residents that have purchased colored pool wrist bands only.

- 2018 POOL WRISTBAND **\$5.00 each**
- TRADE IN WRISTBAND **\$2.00 each**
- REPLACEMENT WRISTBAND **\$10.00 each**

Each Townwest resident is required to have one to enter the pool. A maximum of 6 pool tags per home will be provided. Each homeowner or tenant is allowed 1 guest per tag, however **the homeowner or tenant must accompany the guest(s) at all times and the guest(s) cannot be a Townwest HOA resident.**

The pool registration form is included on page 2. Complete the form in advance and bring to Splash Day or to API on the listed dates below. **Please keep the pool wrist bands for next year as they can be returned for a discounted trade in.**

As a reminder, each homeowner must be in good standing with the Association's assessments. Each resident must also provide proof of residency in the form of a driver's license, current lease or current utility bill in order to obtain pool wrist bands.

Pool registration is available on the following dates at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478.

- Wednesdays, May 23rd & June 6th between 5:00 P.M. and 7:00 P.M.

- Fridays, May 25th & June 1st between 9:00 A.M. and 5:00 P.M.
- Exact cash, money orders or checks made payable to Townwest HOA are accepted.

SPLASH DAY

Registration and pick up of pool wrist bands will also be available at the pool on Saturday, May 26, 2018 from 12 p.m. to 4 p.m. during our Splash Day event.

Make plans to join us for some splashing good fun, listen to some groovy tunes and chow down on pizza and sodas.

No wrist bands are required on Splash Day only. MUST HAVE WRIST BANDS AFTER MAY 26TH! No exceptions.

For a complete pool schedule, please visit www.townwest.com

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.



TOWNEWEST HOA POOL REGISTRATION FORM 2018

ONE POOL WRIST BAND PER PERSON IN EACH HOUSEHOLD
UP TO (6) WRISTBANDS ALLOWED FOR RESIDENTS ONLY
MUST SPECIFY RESIDENT & RELATIONSHIP

NAME: _____ HOME #: _____
ADDRESS: _____ CELL #: _____
OWNER: _____ TENANT: _____

NAME OF RESIDENTS:	RELATIONSHIP	AGE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMERGENCY CONTACT PERSON:

NAME: _____ PHONE #: _____

- | | | | |
|--|---------------------|---------------------------|-------|
| <input type="checkbox"/> 2018 POOL WRISTBAND | \$5.00 each | # of wristbands requested | _____ |
| <input type="checkbox"/> TRADE IN WRISTBAND | \$2.00 each | # of wristbands traded | _____ |
| <input type="checkbox"/> REPLACEMENT WRISTBAND | \$10.00 each | # of wristbands requested | _____ |

3 YEARS AND OLDER ARE REQUIRED TO HAVE A POOL WRISTBAND

Our office accepts exact cash, money orders or checks made payable to Townewest, HOA. One guest per wristband is allowed.

REMINDER: POOL WRISTBANDS WILL NOT BE ISSUED UNLESS ALL ASSOCIATION ASSESSMENTS ARE PAID IN FULL

TO OBTAIN NEW WRISTBANDS AND/OR REPLACEMENT WRISTBANDS PLEASE REFER TO THE INFORMATION BELOW:

- Available at TW HOA Pool, May 26th from 12:00 P.M. till 4:00 P.M (SPLASH DAY)
- Homeowners can register for pool wrist bands at the office of MASC Austin Properties, Inc., on Wednesdays, May 23rd & June 6th between 5:00 P.M. and 7:00 P.M. or Fridays, May 25th & June 1nd between 9:00 A.M. and 5:00 P.M.

MASC AUSTIN PROPERTIES, INC.
945 Eldridge Road, Sugar Land, TX 77478
(713) 776-1771 Phone - 713-776-1777 Fax

**BY SUBMISSION OF THIS FORM; YOU, YOUR TENANTS AND GUESTS
AGREE TO OBEY ALL POOL RULES. LIFEGUARDS HAVE FINAL AUTHORITY!**

**PLEASE RETAIN YOUR POOL WRISTBANDS
FOR VALIDATION NEXT YEAR**

IMPORTANT ACC GUIDELINES AND DEED RESTRICTIONS

The ACC Application is available on the website: www.townewest.com. The application is located under the "ACC Guidelines" tab.

Please keep in mind any improvements or revisions to the exterior of your home must be approved prior to any work being performed. Failure to follow these guidelines may result in immediate removal and/or legal action being taken. If you have questions regarding your renovations, please contact Brittney at (713) 776-1771.

Help keep Townewest beautiful and attractive to new buyers and our property values up.

The ACC Guidelines and Deed Restrictions were put in place to protect our values. Buying a home is one of the biggest investments you make in your lifetime. Help protect your investment and your neighbors. Please abide by the ACC Guidelines and Deed Restrictions.

Top deed restrictions violations include:

- Poor lawn /edging maintenance
- Trash cans in view
- Inoperable vehicles
- Fence repair
- Vehicles parked in yard

- Basketball goals in street/edge of driveway
- Mildew on roof / house / driveways

REMINDER: When turning in your ACC application remember to include your survey and a drawing of your project if adding to your property.

For more information, contact Austin Properties at 713-776-1771.

The Board would like to thank the residents who correct their violations and maintain their property. Your efforts are appreciated.

ANNUAL HOA MEETING JUNE 14, 2018

The Townewest Homeowners Association's annual meeting and election will be held on Thursday, June 7, 2018, beginning at 7:00 p.m., at the clubhouse.

Notice of Annual Meeting and Proxies will be mailed to each

homeowner and we ask that you complete your proxy and either mail it to MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478, or bring it to the meeting.

We urge all homeowners to attend this meeting and take an active

interest in your community. Your input is appreciated and the completion of your proxy is essential in helping reach a quorum which results in a successful election.

We look forward to seeing you on June 14th!

SCOOP THE POOP

Help stop pointless poo-llution! When taking your pet for a walk, please remember to clean up after your pet. Besides being unpleasant to the nose and eyes, pet waste is an environmental pollutant that **can seriously harm Texas waterways**

and threaten the health of humans.

So remember, wherever you take your pet, clean up after it and encourage others to do as well.

Our park is a very important place.

Children play, residents picnics and birthday parties are held in the park. A waste station as been placed in the park for your convenience, please use it.

Thank you to all who picks up after their pet.

Townewest Swim Team season begins **April 30th**

Swim lessons offered

For more information or to register visit our website:

Townewesttidalwaves.swimtopia.com.

IMPORTANT PHONE NUMBERS

Emergency.....911
 Ft. Bend County Non Emergency
 Sheriff, Fire, Ambulance.....281-341-4665
 Northeast Ft. Bend County
 Fire Department.....281-341-4665
 Ambulance.....281-341-4665
 FBC MUD 2 Patrol.....713-504-1978
 Medical Transportation Program....877-633-8747
 MASC Austin Properties, Inc.....713-776-1771
 Poison Control.....800-764-7661
 Fort Bend County Courthouse.....281-341-3710
 Animal Control.....281-342-1512
 Ft. Bend Road/Bridge Repair.....281-342-4513
 TX Environmental Waste.....281-368-8397
 Recycling Center.....281-342-5226
 Reliant Energy.....713-207-7777
 Reliant Energy Entex.....713-659-2111
 Fort Bend MUD #2 (Billing).....281-290-6507
 (24-hr Report Leaks, Sewer).....281-290-6503
 WCA (trash & recycling services)...281-368-8397

Schools:

Townwest Elementary.....281-634-4480
 Barrington Place Elementary.....281-634-4040
 Sugar Land Middle School.....281-634-3080
 Kempner High School.....281-634-2300

WWW.TOWNEWEST.COM

CLUBHOUSE RENTAL

Homeowners and Tenants: The clubhouse is available for rental! Please contact Veronica Navarrete with MASC Austin Properties, Inc., 713-776-1771. All reservations must be made between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday



Please note that reservations are on a first-come, first-served basis. A \$225.00 rental fee and \$350.00 deposit must accompany all reservations.

MONTHLY MEETING

Board of Directors Meetings are conducted the second Thursday of each month. The meetings are held at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

Townwest HOA
 c/o MASC Austin Properties, Inc.
 945 Eldridge Road
 Sugar Land, TX 77478

PRSRST STD
 US POSTAGE PAID
 SUGAR LAND TX
 PERMIT NO 500

**PLEASE VOTE
 MAY 5, 2018 FOR**



Fort Bend

Municipal Utility District No. 2

#2 PAM KELLEY (Incumbent)

#3 TERRI DOYLE (Previous)

#4 LISA DUDLEY (Incumbent)

94 years combined as residents &

homeowners of the District

BEWARE one candidate is not a resident of the District nor can she vote in a MUD #2 election.

Have questions? ASK US!

Call 281-961-2430

“Please select #2, #3 & #4 on the Ballot to keep FB MUD #2 moving in a positive direction which helped us NOT TO FLOOD DURING HARVEY!“

Thank you to our Voters, Troops, Veterans and First Responders.

Pam Kelley, Terri Doyle & Lisa Dudley subscribes to the Code of Fair Campaign Practices. Pol. Adv. Paid for by Lisa Dudley

LEASH YOUR PET! IT IS THE LAW! LEASHING YOUR PET IS REQUIRED. NO PETS SHOULD EVER BE ALLOWED TO ROAM ANYWHERE WITH THE EXCEPTIONS OF DOG PARKS OR ON YOUR PROPERTY.

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