

From The Board:

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.

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

HOA Annual Meeting is
held the 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@mascapi.com.

This year has just flown by! It is almost December and the winds are blowing in seasonal temperatures! The ACC has developed Commercial Vehicle Guidelines that are included in this letter for reference. In addition, the Holiday Banner Guideline is also printed. Please be sure to tether all lawn decorations and make sure that electric cords are weather/waterproof and do not pose a tripping hazard into or out of your homes.

This is the time of year for family and friends to get together – please be aware of parking during holiday parties and ensure that your visitors' cars are parked correctly. It is always a good idea to monitor your street or cul de sac and ask the question "if needed, could a fire truck get to all of the houses on the street." In the event of an ambulance call or other emergency call, fire trucks are dispatched because the firefighters are cross-trained to assist EMT personnel. In addition, please make sure that any car parked outside of your garage is empty – leaving items in the car is too great a temptation for those who would break in and steal from you. The best deterrent against crime is locking cars and not leaving valuables in view. Please also be on the lookout for people who are looking to shop at your doorstep. When UPS and FedEx deliver, do not leave packages out too long to tempt criminals. If you are expecting a large order, ask a neighbor who might be home to accept or keep an eye on the porch. When you see any suspicious activity call the police. It is the best way to keep our neighborhood safe.

The Board has approved replacement of the bulkhead and deck at Ragus Lake. The bulkhead will be installed mid December and the decking during January. The bulkhead needs to settle before the deck can be built. The area will be roped off, and we ask that you do not enter this area.

The annual assessment for 2014 will be \$725.00. Assessments are due on or before January 1, 2014 and are considered late after January 31, 2014. Please note, interest will be added each month for unpaid assessments. If you cannot pay the entire amount, please contact MASC Austin Properties at (713) 776-1771 to set up a payment plan.



MASC Austin Properties' has moved offices recently. Please make note of their new address:

945 Eldridge Road
Sugar Land, Texas 77498
713-776-1771

ONLINE PAYMENTS NOW AVAILABLE

We are also very pleased to announce that MASC Austin Properties now accepts payments online. Please visit their website for more details.

www.mascape.com

Twenty Thirteen has been a wonderful year for Sugar Mill. The Board would like to express our thankfulness for the many hours that our volunteers have spent enriching all of our lives. We look forward to seeing you on March 25, 2014 at the Annual Homeowner's Meeting.

Finally, we wish each of you a very happy holiday season and the brightest and best New Year.

Thanks,

Sugar Mill's Board of Directors



Yard of the Month-October



October Yard of the Month goes to:

Steve and Geri Brandt
1243 Misty Lake Court

In 2006 we found our home in Sugar Mill and moved here from Florida to be with our grandkids and children. We also have been blessed with some wonderful neighbors. We live on Misty Lake and enjoy the Lake and our Koi pond. We are very happy we moved here.

To Steve and Geri this area is better than any retirement community. Thanks guys for making Sugar Mill a better place to live. And as a thank you, Caldwell Nursery donated a \$25 gift certificate.

Happy Gardening & I'll see you around the block!

Your neighbor,
Cheryl Swanson
For the Landscape Committee

Yard of the Month-November



November Yard of the Month goes to:

Judy Oder
807 Greenbelt Dr.

Flowers, Flowers Everywhere! There is always lots of color in this front yard. Judy told me that all the credit goes to her yardman. She doesn't tell him what to plant. Wow, how fun is that? This man takes care of at least six yards around Judy and let me tell you they are all beautiful. I'm sure he will be getting alot of calls.

Judy received a \$25 gift certificate from Caldwell Nursery.

Happy Gardening and I'll see you around the block!

Your neighbor,
Cheryl Swanson
For the Landscape Committee

Yard of the Month-September

THE IVY-COVERED HOUSE

We recognized Marty and Jan McHenry of 1227 Morning Mist Ct. as our September Yard of the Month in the last edition of the newsletter. However, the picture did not include this nice couple, just their home. So, we wanted to recognize them again..this time with them in the picture!

Cheryl Swanson



Marion's Fishing Corner

AN OUNCE OF PREVENTION...

A few weeks ago I made my semi-annual visit to my dermatologist. As on many occasions in the past, I had a few "sun spots" on my hands, arms, and neck that I needed to have checked out. These spots, caused by hours of exposure to harmful sun-rays (while fishing, in my case), seem to show up more often as I grow older. The dermatologist has always diagnosed them as pre-cancerous and treatment consisted of simply freezing off the spots during the office visit. The frozen areas will scab, and peel off of my skin in a few days.

But this latest visit was different. In addition to a few of my normal sunspots that had developed since my last visit, I also had a small spot on my neck area that looked a little different from the others and caused a little more concern. The doctor said that he suggested removing this spot and doing a routine biopsy. A few days later, results showed that it tested positive for squamous cell carcinoma, the second most common type of skin cancer. So immediately we had more skin removed, tested, and confirmed that the area was cleared of any cancer cells. Had I left this spot unattended, it would have been highly possible that it could have spread to other parts of the body. Lesson learned.

The reason that I am writing all this is to try to impress upon everyone how important protection from the sun really is. And I do not want to imply that this only pertains to people of my age. Younger folks can save themselves a lot of trouble later in life by using some precaution now.

The easiest and most obvious way to protect yourself from the harmful effects of the sun is by applying a quality sunscreen lotion to your

skin. I would recommend a rating of at least SPF-30. Personally, I apply the sunscreen in the morning before I hit the water, and I'll keep a tube in the boat so that I can reapply around noon. Some sunscreens will come off of your skin with perspiration, so reapplying during a hot summer day is important. I am convinced that had I not been serious about sun protection in the past, I would be having more problems now.

From a fisherman's standpoint, there is a critical factor to consider when purchasing a quality sunscreen. Always select a sunscreen lotion that is unscented. Nothing will put game fish into a negative mood quicker than the smell of sunscreen or insect repellent. And believe me, you will get sunscreen on your hands and transfer that smell to your bait the first time you touch it. Just a word to the wise.

There are other products on the market today to help protect yourself also. Products such as sun gloves, sun gaiters (to protect your ears, neck, and lips) and sun hats with material that drapes over your neck and ears. I recommend these highly.

So in closing, I would urge you to take this matter seriously. When it comes to skin cancer, the old cliché really rings true..."An ounce of prevention is worth a pound of cure."

Remember to catch and release, because a bass is 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 18 years.

Minimum Acceptable Standards for Holiday Decorations and Decorative Banners

Minimum acceptable standards for holiday decorations and decorative banners to be flown in the subdivision are as follows:

1. Banners and holiday decorations to be displayed only on the following holidays:

EASTER HALLOWEEN THANKSGIVING CHRISTMAS

2. Time Frame: Two (2) weeks before holiday; to one (1) week after holiday; Christmas decorations may be displayed after Thanksgiving and removed one (1) week after Christmas;

3. Size of Banner shall be limited to 3x5;

4. The flagstaff must be mounted to the house; size of pole shall be limited to six (6) feet in length;

5. Decorations and banners must be well maintained at all times;

6. No flagpole allowed in yard;

7. Banners must not be mounted in windows, walls, or doors of exterior of house.

March 1996. Revised 12-1-99
This set of minimum acceptable construction standards is promulgated under the authority of the declaration of protective covenants for Sugar Mill. All improvements, alterations and additions to properties must be approved prior to commencement of construction.

Sugar Land's Annual Tree Lighting

December 5th from 5:00p-8:00p at the Sugar Land Town Square. Enjoy a magical evening of Holiday entertainment with friends and family in Town Square to celebrate the lighting of Sugar Land Town Square's 40-foot Christmas tree. Festivities will begin at 5:00 pm with performances from local musical groups, children's crafts and games, and photos with Santa.

For more details, visit: sugarlandtownsquare.com/events.

Winter Wonderland

Tis' the season to be jolly! The leaves are falling, the weather is cooling and Christmas is just around the corner – this means the Imperial Park Recreation Center's third annual Winter Wonderland is almost here. The event is scheduled for Dec. 14, from 10 a.m. to 3 p.m., at the Imperial Park Recreation Center, 234 Matlage Way.

Winter Wonderland offers hours of fun for children ages 5-12. Parents can spend their free time shopping in Sugar Land while their children enjoy a supervised, safe day of magic shows, arts and crafts, train rides and much more at the Imperial Park Recreation Center.

Not only will children get to play in real snow, but Santa himself will stop by to mingle with the kids. Lunch and snacks will be provided, and every child will receive a free event t-shirt.

This year, Winter Wonderland will open the snow play area to the general public from 2-4 p.m. for anyone not able to register for the event.

Registration is open now. The cost is \$5 per child for Imperial Park Recreation Center members or \$20 per child for non-members. Space is limited and pre-registration is required, so call today. For more information, contact the Imperial Park Recreation Center at (281) 275-2885 or visit www.sugarlandtx.gov.

Guideline for Commercial Vehicle in Sugar Mill

Commercial Vehicle restrictions are an important factor of maintaining and enhancing the quality of our community and its property values. These restrictions are defined as follows:

A Standard Vehicle within Sugar Mill is described as a passenger automobile, passenger van, motorcycle, or pick-up truck that is in operating condition, has current license plates and inspection stickers, is in daily use as motor vehicle on the streets and highways of the State of Texas, and does not exceed 6 feet 6 inches in height from the ground, 7 feet 6 inches in width, or 21 feet in length, and does not bear any writing or logo advertising.

A Commercial Vehicle within Sugar Mill is defined as a vehicle that bears any writing or logo advertising a service or business, other than the dealership from where it was purchased or its model/make. Law enforcement and governmental vehicles are exempt from this guideline, provided they are Standard Vehicles as described above. No ambulances, fire trucks, animal control, or other non-standard vehicles are permitted in view overnight.

1. No Commercial Vehicle may be parked in view, regardless of whether or not the vehicle is covered. Vehicle must be parked offsite or in resident's garage with the garage door fully closed.

2. A Commercial Vehicle that meets height, width and length specifications of a Standard Vehicle, and is fully operable, has current license plates, and current inspection stickers, may be parked on site if any logo or writing is fully covered with a magnetic flexible cover while parked on premises. Said magnetic cover must be the same color and shade as that of the vehicle.

3. Vehicles containing full body vehicle decals are always prohibited.

4. The absence of commercial signage does not preclude a vehicle from being considered commercial. The cab of a tractor trailer is also considered a Commercial Vehicle; and therefore, may not be permitted overnight on the premises. A vehicle trailer is never permitted in view overnight.

Rev. March 2013

This set of minimum acceptable construction standards is promulgated under the authority of the Declaration of Protective Covenants for Sugar Mill.



 **SUGAR LAND** 
HOMESELLERS

Find out what the home
down the street sold for.
***Free computerized list
with pictures***
of area home sales
and current listings.

www.homesalesinfo.net

RE/MAX Heritage

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
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com

MASC Austin Properties, Inc.
13726 Florence Road
Sugar Land, TX 77498

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

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

Christmas in Rosenberg

December 7th from 12:00p-8:00p in Historic Downtown Rosenberg. Jump-start your holiday season the first Saturday in December by joining the fun to explore Historic Downtown Rosenberg's eclectic mix of eateries, shops, art, and museums. There is no admission for the event which runs from noon to 8 p.m. in Historic Downtown Rosenberg.

Enjoy the sights and sounds of the season through the magnificent downtown merchants and attractions, food and craft vendors, pictures with Santa and Mrs. Claus, a children's carnival, seasonal entertainment and much more. For more information on the event or for gift, craft or food vendor spaces, please visit www.ci.rosenberg.tx.us.



**1511 Upland Suite 104
Houston TX 77043
281-752-7200**

- **Weekly Pool Maintenance**
- **Competitive Rates**
- **Professional Repairs**
- **Renovation Specialist**
- **Custom Pool Construction**

www.pro-techpools.com



A division of Kids R Kids Sugar Land



Now Enrolling

**Camps for ages
5-12 years old for**

**Thanksgiving Week &
Winter Holiday Break**

Activities, Fieldtrips, Meals & Snacks included
Open 6:30 a.m. – 6:30 p.m.

**11118 S. Hwy 6
(Hwy 6 & W. Airport)
KidsRKidsSugarLand.com**

Call (281) 575-0011






KDS SERVICES HIGH PRESSURE WASHING

Free Estimates

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

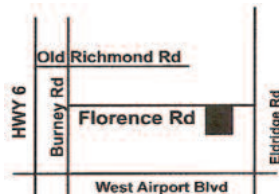
Children's Haven

DAYCARE

LEARNING CENTER 281-240-1173

- Serving ages 4 weeks and up
- After school programs
- Free hot meals
- Low child to teacher ratio
- Spacious Classrooms and playground
- Age appropriate curriculum
- Clean, safe and educational environment
- Seeing is believing
- Pre-K program offered
- Owner operated

13511 Florence Rd
Sugar Land, TX 77498
281.240.1173



Vicki Haislop



Wayne Murray Properties
"Independently Owned & Operated"

Sugar Mill Resident &
Waterfront Specialist!

Contact me today at
281-844-0093 or
vickih@waynemurray.net

Bonded and Insured

Multiple Certifications

Red Button Computer Solutions LLC

Convert VHS to DVD, Slides/Pictures to CD
Computer Install, Upgrade, Repair, Consult
Data entry and spreadsheet creation
Consulting and Training

Help Desk and Call Center Staffing

Ph 713-606-5848 customerservice@redbuttoncs.com



Serving Sugar Mill For 30 Years

SUGAR LAND H O M E S

WWW.SUGARLANDHOMES.ORG

Matt Dietz

Texas Licensed Broker

281-635-6081



Sugar Land
Surgical Hospital
Emergency Room

Planning for Emergencies
so you don't have to - 24/7

- Specifically designed to treat minor emergencies
- Emergency physicians on site 24/7
- Door to physician visit - 5 minutes or less
- VIP fast track
- X-rays and CT scans on site

For more information, call 281-243-1076 or visit
MemorialHermannFirstColony.com

Guitar or Piano

Private Lessons
20 years experience



My home or yours
Ron Corb 281-513-3980



**Car
+ Home
Savings**

Scott Wong, Agent
636 Highway 6
Sugar Land, TX 77478
Bus: 281-313-8999 Bus: 281-24A-GENT
www.sf24houragent.com

Total average savings of
\$763*


Let me show you how combining home and auto policies can really add up.
Like a good neighbor, State Farm is there.®
CALL ME TODAY.




*Average annual household savings based on national 2010 survey of new policyholders who reported savings by switching. Each insurer has sole financial responsibility for its own products.
State Farm Mutual Automobile Insurance Company (auto), Bloomington, IL,
State Farm Lloyds (home), Dallas, TX
0907501TX.1

LENORA "SISSIE" GOFF
REALTOR
SUGAR MILL RESIDENT

Homes in our neighborhood are selling very quickly, but it still can be nerve-racking. Let me help you take the stress out of selling your home.
I know your market - I LIVE HERE!



Weichert, Realtors
Wayne Murray Properties
832-455-6165
lenoragoff@aol.com



**TARGETING BREAST CANCER CELLS
WHILE PROTECTING HEALTHY ONES.**
THE DIFFERENCE BETWEEN PRACTICING
MEDICINE AND LEADING IT.

At the Houston Methodist Cancer Center in Sugar Land, we offer innovative, image-guided radiation technology that targets breast tumors and minimizes the radiation dose to the heart and lungs. This advanced technology, in some cases, offers shorter radiation treatments. Our unique team approach in developing personalized treatment plans allows patients to get back to living their lives.

Early detection saves lives.

SCHEDULE YOUR MAMMOGRAM:

- IN PERSON—Sugar Plum Market • November 7–9 • Stafford Centre
- ONLINE—houstonmethodist.org/sugarland
- BY PHONE—281.242.PINK (7465)



**HOUSTON
Methodist**
CANCER CENTER



Sugar Mill Community Association, Inc.
c/o MASC Austin Properties, Inc.
13726 Florence Road
Sugar Land, TX 77498

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

Merry MINISTRIES

Join us and bring a friend!

Tuesday evenings 6:30 PM and

Wednesday mornings 9:30AM

In the Sanctuary of First United Methodist Church,
431 Eldridge Rd.

For more information or to sign up:
Merryministries.com or call (281) 491-6041

All About Termite & Pest Control

Residential & Commercial
Insured & Bonded

Inez Cantu
State Certified

Phone 281-202-7320
Fax 832-595-1826

www.all-aboutpestcontrol@yahoo.com

AD PRICING

Business Card:\$25/month, Quarter page:\$35/month. Pay 5 months, get 6th month free. For more details, contact Prepared Publications at (281) 652-5802 or via email: info@preparedpublications.com.

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

Helping buyers and sellers fulfill their real estate dreams for 26 years.

OUT COLD: Before the hustle and bustle of the holiday season sets in, add winter-proofing chores to your home to-do list. Protect your home from winter's woes with these tips from website RealEstate.com. **Heating Basics** Replace old thermostats with programmable ones that allow you to lower the temperature when you're away from home. Turn on your furnace to ensure it works (run it the full cycle from warm-up to blowing heat to shutting back off again). Peek into your ducts and clean away the mold, pests and debris. **Winter Windows** Inspect your windows and doorframes for gaps that would allow water or snow to seep in. Use low-expansion spray foam to fill any you find. Storm windows and wellhung plastic sheeting

can provide an extra layer of insulation. **On the Inside** Seal and insulate the wall around electrical outlets and pipes that connect to the exterior of your home. Check that smoke detectors and carbon monoxide monitors are working in case a heater or fireplace malfunctions. **On the Outside** Clear out debris around windows. Fill cracks in your pipes with expanding foam insulation or caulk. Disconnect and drain your garden hose to prevent it from bursting. You'll also want to clip tree branches that are close to your house or car in case of a snow or rainstorm.



Wishing you and your family a safe and joy filled holiday!



Martha N. Lusk, CRS
Re/Max Southwest
(713) 826-2331

www.sugarmilltexas.com
mlusk@windstream.net

"Your friend in real estate!"



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

Say Yes to CRS



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.

Did You Know?

Using a programmable thermostat to adjust the temperature in your home by roughly 7 to 10 degrees for eight hours a day might save you 10 percent a year on heating and cooling.

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.

Sugar Mill Specialist and Waterfront Specialist