



# **TEALBRIAR CAI NEWSLETTER**

Look us up online at [www.tealbriar.com](http://www.tealbriar.com)



## **2020 Board Members**

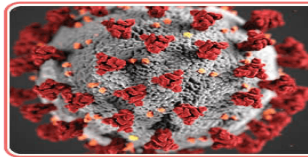
**Viqar Anwar**  
President

**Rebecca Garcia**  
Vice President

**Sajida Abbasi**  
Secretary

**Jack Vandermark**  
Treasurer

**James Cherian**  
At Large



## **Coronavirus (COVID-19) I N F O R M A T I O N**

**MASC Austin Properties, Inc. Office:** In-office staff has been minimized and protocols are in place in compliance with government guidelines for COVID-19.

**Community Inspections:** Community inspections continue to be conducted monthly. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

**Suspension of Board Meetings:** Until restrictions are amended to allow group gatherings, in-person board meetings have been suspended. Any necessary board meetings will be held by teleconference. Notice of any teleconference board meetings will be posted to the [www.Tealbriar.com](http://www.Tealbriar.com) website and posted on the TownSq app (see last page). The meeting notice will include information necessary for owners to participate in the teleconference meeting.

**Suspension of Annual Meeting:** Under the recommendations received by the association attorney, the annual meeting should be suspended until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means due to statutory requirements that specifically apply to non-profit corporations and

POA's. Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

**We will continue to monitor this situation and keep you informed of any changes. Please contact MASC Austin Properties, Inc. if you have any questions or concerns at 713-776-1771 or email April Pitarra, [apitarra@mascapi.com](mailto:apitarra@mascapi.com).**

## **COVID-19 Online Resources**

Tealbriar CAI encourages all our homeowners to be up to date with the latest information regarding the COVID-19 pandemic. The public is encouraged to follow these COVID-19 websites and social media platforms for ongoing updates. For accurate and reliable information, please be sure to visit any of these online resources:

Centers for Disease Control and Prevention <https://www.cdc.gov/>

Texas Health and Human Services <https://dshs.texas.gov/>

World Health Organization <https://www.who.int/>

Fort Bend County <https://www.coronavirusfortbend.gov/government-orders.html>

## **2020 Annual Assessments - 14 Day Notice:**

2020 Annual Assessments Are Past Due –The annual assessments became past due after January 31, 2020. All past due accounts have been assessed interest in the amount of 10% per annum along with a \$15 per month collection fee. We encourage all owners with outstanding assessment balances to submit payment within the next 14 days. If owners are experiencing financial difficulties, a request can be submitted to the Board for payment deferment and/or extended payment plans. Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email pmancuso@mascapi.com to make the necessary payment arrangements.



### **MAKE SURE TO SIGN UP FOR THE NEW TOWNSQ APP TO MANAGE YOUR ACCOUNT AND PAY ONLINE**

See page 6 for more info!

## **Delamere Street**

The Board is currently working with the Ford Bend Environmental Department to mitigate several issues related to Delamere Street: 1) dying bushes and tree 2) trash on the street 3) tall grass in the empty lot 4) furniture dumping behind the shopping center. The Board worked successfully with Moon Nursery to replace the dead red oak pro bono and it will be planted in late October.



### **Pet Reminder**

Please be respectful of your neighbors' yards and pick up after your pets. Remember to always take the supplies necessary to dispose of pet waste properly. Dogs must always be on a leash when out for a walk.

## **3 Ways to Report Streetlight Outages**

1) You can submit your repair request online at [www.centerpointelectric.com](http://www.centerpointelectric.com) under "Report a streetlight outage" or 2) Call CenterPoint Energy directly at 713-207-2222 to report. Make sure you have the pole number and address, or 3) Call MASC Austin Properties, Inc. at 713-776-1771 with the address and pole number of the street light. They will contact CenterPoint Energy and report it for repair.



## **TRASH ETIQUETTE AND REQUIREMENTS**

**Regular Trash & Recycle Days: Tuesdays and Fridays**



Please observe the Tealbriar CAI policy for taking out and storing trash: Do not place trash at curbside earlier than Monday afternoon for Tuesday pick-up and Thursday afternoon for Friday pick-up. As a matter of respect for our neighbor and maintaining the cleanliness of our community please store trashcans, barbecue grills and misc. household items out of site from the street.

Recycle and dispose of all waste materials properly! Styrofoam, oil, electronics, batteries, there is always an environmentally friendly way to get rid of unwanted materials in your home and office. Anything dumped illegally in storm drains, waterways, and fields will end up in the water. In taking the time to dispose of trash correctly, you help entire ecosystems and yourself stay happy and healthy.



## Summer Time Maintenance

Here are some summer time maintenance tips to improve your home curb appeal and prevent deed restriction violation letters:

- Repair & secure any loose gutters
- Clean out gutters and downspouts from leaves and debris
- Pressure wash or remove mildew from the exterior of your home and fence
- Repair any siding or damage caused by small critters
- House and curb numbers need to be visible
- Repair any loose pickets or replace any missing pickets - Fences may not be painted or stained
- Prune and trim trees



LexisNexis® | Community Crime Map

### Visit [www.communitycrimemap.com](http://www.communitycrimemap.com) to review all reported crimes in your area!

Reduce crime and improve public safety. LexisNexis's public crime map, Community Crime Map, connects law enforcement with the community to reduce crime and improve public safety. Crime mapping helps the public get a better idea of the crime activity in their area so they can make more informed decisions about how to stay safe.



## July Gardening Checklist

**Planting** – Use larger containers to avoid frequent watering. Plant summer blooming perennials and annuals. Keep hanging baskets out of hot afternoon sun.

**Vegetable Gardens** – Enjoy your harvest of tomatoes, peppers, cucumbers, etc. You can still plant eggplants, squash, and pumpkins from seed. Keep an eye out

for pests especially leaf-footed bugs on tomatoes. Provide water for birds nearby, as they sometime peck your fruit and vegetables seeking out moisture.

**Mowing** – Raise lawn mower blades to cut 3 inches high to retain moisture and prevent diseases and pests.

**Weeding** – Keep up with weeding in early morning hours. Make sure areas are mulched properly to reduce amount of sprouting weeds.

**Pruning** – Pinch tips of coleus to avoid flowering and encourage bushier and compact growth. Remove spent blooms on spring and summer annuals to promote new blooms. Remove any diseased or insect damaged foliage on plants.

**Fertilizing** – Fertilize containers and vegetable beds with slow release organic fertilizers or with a liquid fertilizer.

**Water** – Deep root watering on trees, lawns and shrubs is best. It encourages roots to move down into the soil where they will be less susceptible to moisture changes. Avoid frequent short periods of watering. Keep your azaleas well watered as this is the time of year they are setting next years blooms.

**Pests** – Keep an eye out for pests as well as beneficial insects in your vegetable garden. Pick off pests by hand. Check for snails and slugs early in the morning, when they are active. Pests are very active this time of year, so check your garden.

**Birds** – Change water regularly in birdbaths and keep them full.

**Humans and Pets** - Stay hydrated by drinking plenty of fluids, wear protective sun gear, use mosquito repellents and granules for protection from bites.



## **West Keegans Bayou Improvement District (WKBID)**

Tealbriar CAI is in the jurisdiction of WKBID and we pay taxes to this District. Our community liaison and elected Director of WKBID is Mr. Amarjit Verma, PE - Registered Professional Engineer in the State of Texas Civil/Structural Consulting Engineer. His reelection website is: [VoteWestKeegansBayou.com](http://VoteWestKeegansBayou.com).

Mr. Verma has been instrumental in getting several projects underway and completed for the benefit and beautification of our community:

- Sugarland Howell Rd. improvements with sidewalks on both sides from Fort Bend County Commissioner Grady Prestage and with trail underpass at the bridge and streets lights from two MUDs.
- Sidewalks on both sides of Old Richmond Rd from Highway 6 to Belknap Rd and Belknap Rd from West Bellfort to the county line at the bayou. These two roads are being designed and will go under construction soon.
- A \$32 million flood control project for Keegans Bayou improvements from Harris County Flood Control District was included in the August 2018 Harris County Bond Election. This improvement will reduce the risk of flooding in our neighborhood.
- WKBID Hike and Bike Phase 1 contract was approved to create a trail loop behind Dover and Tealbriar CAI subdivisions. Construction will start soon.

Mr. Verma has volunteered extensive number of hours to make these improvements happen and continues to work on projects that will add value and beautify our community.

One of the projects Mr. Verma pursued diligently with the WKBID board but was unsuccessful was to get the footbridges and underpasses built in conjunction with the bike and hike trails with funding through the Fort Bend County Commissioners court in the November 3, 2020 Mobility Bond Election. He made a motion at the July 8 WKBID meeting to do so, but there was no discussion and motion was not passed.

Mr. Verma's mission and plan for community service is to work with Fort Bend County and Harris County commissioners, Harris County Flood Control District, area MUD Districts and with West Keegans Bayou Improvement District Directors, to improve the Infrastructure of the area bounded by Beechnut Street on the North, West Bellfort Blvd on the South, Synott Rd on the East and FM 1464 on the West side (about eight square miles area).

This infrastructure improvement includes:

1. Flood control measures, by maintaining the West Keegans bayou water channel.
2. Area road improvements with trail worthy sidewalks on both sides and street lights; Construct trails on both sides of West Keegan Bayou with underpasses at road bridges for safe travel, and footbridges for easy crossovers, and connecting neighborhoods to Keegans Bayou trail system with sidewalks on public thoroughfare roads in the stated area above.
3. Develop a community park on the bayou in Hodges Bend Dr. area with a statue of Martin Luther King Jr. and develop a community park on the Bayou at Sugarland Howell Rd. bridge area with a statue of Abraham Lincoln.

These suggested area infrastructure improvements will enhance our area neighborhoods outlook and will make it look like an extension of City of Sugar Land, hence increasing our property values.

The WKBID board meetings are open to the public and the next meeting is on August 12, 4:45 pm, most likely by Teleconference because of COVID-19. The agenda is on the District website: [westkeegansbayouid.com](http://westkeegansbayouid.com). In normal times meetings takes place on every second Wednesday at the Keegans Wood Clubhouse located at: 9600 Keegans Wood Drive Houston TX 77083.

These community projects need our support. If you are interested in volunteering and lending your support to Mr. Verma, please attend the meetings and/or contact Mr. Verma at 281-530-8699 Home or 281-995-0396 Mobile.



## Home Improvements

Maintaining consistency in the style and design of Tealbriar CAI homes is important to our community. If you are making any type of improvement or modification to the exterior of your home, you must submit an Architectural Control Form to Brittany Wigley at [bwigley@mascapi.com](mailto:bwigley@mascapi.com). MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room addition, and replacement of the roof, door changes, driveway and fence, etc.) You can find the required form on the Tealbriar CAI website [www.tealbriar.com](http://www.tealbriar.com). Please make sure to submit the form with the necessary information and samples for a quicker response. We are receiving several applications and processing as quickly as possible to avoid delays in the work being done. Repairs do not require an ACC form.

### Important Phone Numbers

FBC Animal Control	281-342-1512
Fort Bend Crime Stoppers	281-342-8477
Fort Bend County	281-342-3411
Fort Bend County Sheriff	281-342-3411
Kingsbridge MUD (Water)	832-490-1500
Best Trash Garbage & Recycle	281-313-2378
Centerpoint Street Light Outage	713-207-2222
SEAL Security	713-979-2388
State Rep. Rick Miller	512-463-0710



### Garage Sale Signs

Tealbriar CAI is happy to allow its residents to conduct Garage Sales freely. However, it has been noted that garage sale signs remain along street sides even after the garage sale date has passed. As a friendly reminder, please be sure to remove all garage sale signs after your garage sale is complete.

## Frontage Road Expansion - Riverpark to US-59

This project by the Fort Bend County Toll Road Authority (FBCTRA) includes the construction of a third southbound lane from the Grand Parkway exit (where main lanes end) to US-59 and a third northbound lane from US-59 to the Grand Parkway entrance ramp (where main lanes begin).

Construction began the last week of June and is expected to be complete by the end of December 2020. More information is available at [www.fbctra.com/projects/](http://www.fbctra.com/projects/).

Residents are asked to be mindful of work crews and expect potential traffic delays. Visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov) for more information on Sugar Land travel time data.

Project Contact  
John Fletcher  
Fort Bend County Toll Road Authority  
Mail: 1950 Lockwood Bypass  
Richmond, Texas 77469  
Office: (832) 939-3544

## Coastal Storms & Hurricanes

The Atlantic Hurricane season begins on June 1 and extends through Nov. 30. Hurricane activity is typically more intense during August and September. The majority of injuries and death are caused by people remaining in unsafe locations during a storm. Hurricanes could bring high winds and flooding, so you need to protect yourself from both the wind and the water. Be prepared. Visit [www.sugarlandtx.gov/894/Coastal-Storms-Hurricanes](http://www.sugarlandtx.gov/894/Coastal-Storms-Hurricanes) for more information.



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## Introducing TownSq!

MASC Austin Properties, Inc. is excited to announce the launch of TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association – any time on any device. Manage your account and access the resources you need when you need them.

### Download the app and register to:

- **Easily communicate with your management team**
- **Manage your account and pay online**
- **Get up-to-date news and alerts**
- **Request and review status of service inquiries**
- **Engage with one another**
- **Access important association documents**
- **And more!**

To register your account, please log onto [www.townsq.io](http://www.townsq.io), use your account ID and the association zip code (77498). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.



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John Doe	
1234 Happy Days Drive	
City, State, Zip	

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