

# SUGAR MILL

## RESIDENTIAL NEWSLETTER

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**COMMITTEE MEETINGS**  
COMMITTEE MEETINGS ARE ON HOLD NOW DUE TO COVID AND WILL RESUME WHEN IT IS SAFE TO DO SO.

**BOARD MEETINGS**  
BOARD MEETINGS ARE BEING HELD ONLINE UNTIL IT IS SAFE TO MEET IN PERSON. PLEASE CONTACT REALMANAGE TO OBTAIN CALL-IN INSTRUCTIONS TO PARTICIPATE IN THE BOARD MEETINGS.

**REALMANAGE**  
16000 BARKERS POINT SUITE 250  
HOUSTON, TX 77079

**MARIA LEAL**  
COMMUNITY ASSOCIATION  
MANAGER  
866-473-2573  
SUGMILL@CIRAMAIL.COM  
WWW.REALMANAGE.COM

Hello residents,

Welcome to 2021. Now that we are outside the window of the 2020 election season, we thought we might send out a friendly reminder to our neighbors about the acceptable standards of signs and flags within Sugar Mill. The United States flag, the State of Texas flag and the official flag of any branch of the United States armed forces are allowed to be properly displayed. The flags must be displayed from a pole attached to a structure (not a tree) or a free-standing pole no taller than 6' tall. The flags may not be draped over or directly attached to a structure. So, no flags attached to your home or fence or garage. The size of flags is to be no larger than 3'x5'. If you decide to go the route of a flagpole, it must be permanently installed in the ground and must be between 14'-20' tall. These are just a few of the guidelines, however feel free to review the guidelines in our documents section of the SugarMillHOA.net page. An ACC approval must be obtained for installation of a flag pole and there are regulations where the pole may be placed.

As far as signs on display we are going to address Political signs mainly. We as residents are allowed to display standard campaign signs from 90 days before an election through 10 days after the election and those signs must be ground mounted. This means it may not be displayed from your structure or fencing. We may not display more than one sign for each candidate or ballot item. If anyone is unsure of this timeline we will lay it out to you. Our recent election including National, State, County and City elections took place on Tuesday November 3, 2020. The 10 day window for removing all campaign signs has passed. Please remove your campaign signs. There is no other type of political sign protected by the property code, so banners for your candidate are not allowed. Also, no signs bigger than 4'x6', and they cannot contain language, graphics, or any display that would be offensive to the ordinary person!



These two summaries are strictly that, a summary. Please afford yourself the opportunity to review all our guidelines and regulations in our SugarMillHoa.net page. We as a board, our management company or our legal representation will be happy to find an answer to any questions you have regarding our guidelines and regulations.

**Please note: Our HOA Annual Meeting will again be held virtually and our election will be held via on-line voting this year due to Covid.**

Sincerely,  
Sugar Mill Board of Directors

### LESSER KNOWN RESTRICTIONS

READ ALL ABOUT THE LESSER KNOWN  
SUGAR MILL RESTRICTIONS!

### THANK YOU FOR PARTICIPATING!

SUGAR MILL RESIDENTS WERE TRULY IN THE HOLIDAY  
SPIRIT THIS SEASON!

### YARD OF THE MONTH WINNERS

SEE WHO WON THE TOP SELECTIONS IN THIS PAST  
YARD OF THE MONTH COMPETITION.

## LESSER KNOWN SUGAR MILL RESTRICTIONS

For levity purposes, we have decided to share some of the lesser known rules for home owners in our beautiful neighborhood of Sugar Mill.

1. Absolutely no llamas allowed (unless pre-approved by the HOA for use in live action theatrics)
2. Submarines are prohibited in Sugar Mill lakes and bayous. Please visit the City of Sugar Land website for a complete list of submersible friendly lakes in our area.
3. No cotton gin equipment is allowed to be visible from the street. (No Exceptions)
4. Regarding home breweries and distilleries: there are no rules against this activity. However, the HOA Board would find it rude if they did not receive an invitation for tasting.
5. While quacking at the ducks is perfectly acceptable, we ask that you limit your duck impressions to between the hours of 9:00 AM and 5:00 PM. (this does not apply to service ducks)
6. We ask that all pet turtles maintain a distance of 6 feet from wild turtles.
7. Please do not feed the Hawks.
8. Ice sculptures, while encouraged, have very short lifespans in our warm climate.
9. The "Most Improved", "At least you Tried", and "Mess of the Month" yard signs are NOT official Sugar Mill HOA yard categories. Please disregard these signs.
10. Adopt-A-Neighbor's-Pet day has been cancelled due to someone's fear of snakes.
11. Blimps, hot air balloons, dirigibles, and other airships are strictly prohibited from being launched from Sugar Mill residences. (you know who you are)

For other obscure rules, please check out the Sugar Mill Neighborhood website. Please note this section was meant for pure entertainment purposes.

## FUN FACTS ABOUT SUGAR LAND - DID YOU KNOW?

**THE SUGAR LAND TOWN HALL IS THE TALLEST BUILDING IN SUGAR LAND (197 FEET TALL). THE IMPERIAL SUGAR MILL CHAR HOUSE IS 152 FEET TALL COMING IN THIRD BEHIND ONE SUGAR CREEK CENTRE AT 169 FEET TALL.**

Libraries in Fort Bend County pre-date the city of Sugar Land; the first library in Fort Bend County opened in 1947 and the most recent location, Mission Bend Branch opened in 2019.

The Sugar Mill was established in 1843 and the last sugar crop was harvested in 1922.

T.E.Harmon was the first Mayor; elected in 1959 the same year the City of Sugar Land was incorporated.

The oldest building in Sugar Land is The Sugar Land Auditorium (built in 1918).

Ken Hall, nicknamed the Sugar Land Express, played football for the Sugar Land Gators (1950-1953) then at Texas A&M under the coaching of Bear Bryant. Many of his records still stand and is the likeness for the U.S. Army Player of the Year Award (also known as the Hall Trophy).

The *Sugar Land Express* was also a 1974 movie directed by Steven Spielberg which tells the story of a woman (Goldie Hawn) who helps her husband (William Atherton) escape from prison, Based on a true story of events that occurred at the Jester State Prison here in Sugar Land.

In 1940, Blues legend Lead Belly sang of his arrest in Sugar Land in his version of the song *Midnight Special*. The song was later re-recorded by Johnny Rivers as the theme for television's musical showcase *The Midnight Special*.

The Sugar Land Airport started as a single runway in a goat pasture. For 20 years Dr. Don Hull used this airstrip to travel to various prisons to provide dental services for inmates.

The Skeeters are not Sugar Land's first baseball team; in the 1950's there were two amateur baseball teams, the Imperials and the Tigers, both sponsored by Imperial.

### True Story/Poem of the Month

There once was a tortoise named Fred,  
who's size was really immense.  
He tried to escape, and caught his big break,  
with the building of the new fence.  
When they finally tracked him down, the  
fence builders were so confused.  
To return Fred, to his flowerbed, a forklift  
would have to be used.



# Thank you for your holiday participation!

While times during the pandemic have been tough, Sugar Mill residents truly were in the holiday spirit! We would like to thank everyone that beautified our neighborhood with their decorations. Many of you put a great deal of effort into decorating your homes and it truly made the season magical.



We also wanted to thank all the lake residents that participated in the BEST Christmas boat parade in the history of Sugar Mill. These small things help bring our community together. This is especially important during these times when we are 6 feet apart.

Thank you to all who participated!



## Neighborhood Project Updates

- 1. Tennis Courts** - The Board of Directors hired a new contractor to repair and re-paint the tennis courts. Work is scheduled to begin Jan. 25th beginning with the Lake Courts and then the Jess Pirtle Courts. The 7th street court will require significantly more work on the court surface and the fence is in need of being replaced. We have requested a separate bid for this work and should have this bid very very soon. At that time the Board will make a decision on how best to proceed with this particular court. New LED lights have been installed at all three court locations. The light poles at each court location received a fresh coat of paint. In addition, new wind screens will be installed once the new paint on the courts dries.
- 2. 7th Street Community Area Drainage Solution** - The City has issued one of two required permits needed to complete this project. The 2nd permit should be issued any day now and then work to complete this project will commence.
- 3. 7th Street Pool Re-Surfacing** - The 7th street pool has been re-plastered and looks very nice!
- 4. Re-Landscaping of Sugar Mill Entry Ways** - We have received notice from the City of Sugar Land that our project has been recommended for funding. We are very hopeful to receive final approval in February.



## Poo Patrol!

We ask that all residents with dogs pick up after them. While our 4 legged friends are, at many times responsible for being affectionate towards us, we humans are responsible for disposing of their waste properly. There are doggy waste stations provided for our little friends. There you will find small plastic bags (feel free to use two bags if your dog leaves particularly large 'steaming divots') and a waste basket for the bag.

Picking up after your pet is more than courteous. Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

In fact, it is illegal to leave your dog's waste on any property that you do not own! The law is stated in Sec. 3-13 and Ord. No. 1722, § 1 in Sugar Land's codes and ordinances.

How silly you will feel if you receive a ticket for being an irresponsible pet owner? Be a good neighbor and pick up after your pet! For more information about the codes and ordinances please visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

# Yard of the Month Winners!



630 7th Street - Yard of the Month



634 7th Street - Runner Up

## Crossword Time!

Y M M M J N A W H T F Z T T L D E N  
R M I I H U I V O N T L U L U O L E  
A I S L N J P A T O E O I I B O A V  
L G T L L T R K T B D M B Q X W D O  
I O Y V S S W U N N G L G B Z E R C  
H K V A F A T E H N U T A B A K A R  
V S I L F J E O I A B O Z K W A G E  
H Z E L G R A L N D R W M R E R U N  
E W W E G P L Q H E R B G R P D S I  
T G F Y B O U R N E W O O D A H C R  
W X D M R E K A N N I P S R A G L A  
D L E I F R A G U S O O S D T F U M  
X N M L R C K Y S L D K O D B O O S  
M T R L U B X O D D R W R N E M W O  
M R V R G I D M O A W A L D E N E N  
E Y W U H I I O P O K E L L E Z O R  
C Y R N T L B S O L A K E T R A I L  
H Y Z M L U I D M W M I L L S O N G

ABBOTT	MILL STONE	SUGAR FIELD
BOURNEWOOD	MILL VALLEY	SUGAR MOUNTAIN
DRAKE WOOD	MISTY VIEW	WALDEN
GREENBELT	OLD MILL	WOODBIDGE
HARBOR TOWN	ROLLING MILL	WOODLAKE
HILARY	ROZELLE	
LAKE TRAIL	SHADOW WOOD	
MARINER COVE	SPARKS	
MILL RUN	SPINNAKER	
MILL SONG	SUGAR DALE	

## Winter Energy Saving Tips

Winter is an ideal time to make repairs that will make your home more energy efficient, both saving you money and keeping you warmer. Even if you can't afford major repairs, such as a new furnace or new windows, there are small things you can do to save big bucks on heating costs.



Caulk around windows. Warm air can escape and cold air can enter your house if the area around your windows has cracks. Caulking needs to be replaced periodically, and you should check every fall for holes that need to be patched, as well as holes anywhere outside your house.

Replace weather stripping around doors. If you can see light around the edges of your doors, you need new weather stripping.

Close up your fireplace. Make sure your flue closes all the way, and check whether you can feel air coming in when it's closed. Glass doors around your fireplace opening are another way to keep warm air in and cold air out of your house.

Put up storm windows and doors. If you have older windows and doors, adding storm windows and doors can help considerably. Window insulation film is another option to provide a layer of protection.

Improve your insulation. Insulation deteriorates over time, so you may want to add more material in your attic. Other places to add insulation are in crawl spaces and exposed areas of decks. An insulating cover over your attic opening also helps trap in the heat.

Hopefully these tips will help you conserve energy while easing the pressure on your wallet.

## Being 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.

### Ways to Connect In Sugar Mill

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](http://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](http://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](mailto: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](http://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:** Quarterly 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](http://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](http://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.

# Expanding our team of leaders in **PRIMARY CARE**

## Houston Methodist Welcomes Dr. Naureen Ahmeduddin and Dr. Gilberto Sustache

The physicians at Houston Methodist Primary Care Group at Brooks Street have extensive training and experience in diagnosing and treating the following:

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- Preventive care
- Women's health

Our physicians are available to safely see patients **in person** or **virtually**, as needed.



### SCHEDULE AN APPOINTMENT

1201 Brooks St., Suite 100  
Sugar Land, TX 77478

[houstonmethodist.org/pcg/brooks-street](http://houstonmethodist.org/pcg/brooks-street)  
281.930.6639



**WELCOME**  
**Naureen Ahmeduddin, DO**  
Family Medicine



**WELCOME**  
**Gilberto Sustache, MD**  
Family Medicine



**Asiat Ope, MD**  
Family Medicine



**Ali Sawal, DO**  
Family Medicine



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Jay Harris  
Owner/Agent

Give us a call or email us!



## 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](mailto: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.*

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- 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 Dobbbers Taken Over **YOUR** Home?

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## A REMINDER ABOUT RECYCLING

Residents are encouraged to utilize the Fort Bend County Recycling Center, which is a regional drop-off center for household hazardous waste and electronics recycling for Fort Bend County residents. Their website provides information regarding accepted materials and applicable fees. More details online at: [www.fortbendcountytexas.gov](http://www.fortbendcountytexas.gov). Please remember to not place these materials in your garbage or recycling carts, as they should be disposed of properly.

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

*Helping buyers and sellers fulfill their real estate dreams for 33 years.*

The weather is still hot and humid, but cooler weather will be arriving before you know it. Preparing your property for the cold may seem daunting, but being proactive can make it easier. A well-thought-out plan in the fall for home winterization can save time and alleviate stress as temperatures drop. Companies that provide winterization services will be more readily available in early fall. Use this checklist to track your progress as you prepare for the upcoming winter season. **Gutter Care.** Clean gutters mid-fall, and doublecheck your work before winter to avoid clogs or backups. Consider installing leaf guards to prevent debris from accumulating in your freshly cleared gutters.



**Chimney, Roofing and Decks.** Make sure to clean all chimneys and wood stoves prior to use. Hire a professional to check for any damaged shingles or gutters. Add a coat of sealer to your deck to prevent snow from damaging the structure. **Doors and Windows.** Check for gaps in all doors and windows where warm air can potentially escape. Weatherproof with caulking or weatherstripping for all drafty areas. If not already installed, consider double-paned windows to increase energy efficiency. **Heating System.** Replace the filter in your furnace. Hire a heating/furnace expert to check your furnace's efficiency. Test your heating system before you actually need to use it.



**Martha Lusk, CRS, ASP**  
 Realtor, Re/Max Southwest  
 Accredited Staging Professional  
 713.826.2331  
 mlusk@windstream.net  
*Sugar Mill resident for 30 years.*

*Experience, Honesty and Integrity*



*Sugar Mill Specialist and Waterfront Specialist*

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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.