



TEALBRIAR CAI NEWSLETTER

Look us up online at www.tealbriar.com



2021 Board Members

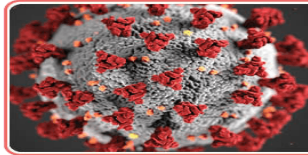
Viqar Anwar
President

Rebecca Garcia
Vice President

Sajida Abbasi
Secretary

Jack Vandermark
Treasurer

James Cherian
Member At Large



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

Although there have been amendments to restrictions related to the pandemic in Texas, the association will continue to follow CDC guidelines.

Closure of Management Office Visitation: In order to maintain management responsibilities to our communities, office staff continues to be minimized to allow for proper distancing and sanitization protocols. All other staff will continue to work remotely until authorized to return to the office. Protocols have been put into place in compliance with CDC guidelines as we are permitted to re-open.

Community Inspections: Community inspections are being conducted monthly, as per usual schedule.

Teleconference Board Meetings: Board Meetings will continue being held by teleconference. Notice of any teleconference board meetings will be posted to the website and posted on the TownSq app. Please use the credentials found on the TownSq app community website to dial in and access the teleconference meetings.

Annual Meeting: In light of recent lifts on state restrictions related to the pandemic, the Board of Directors is working with the management company to hold an annual meeting election in late summer—early fall. Any meeting scheduled will allow for proper distancing and sanitization protocols. Please register for TownSq (See

pg. 6) and the email blast (visit www.tealbriar.com) to stay in the loop regarding the potential annual meeting.

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 Rachel Rivera at rrivera@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>

2021 Annual Assessments

The 2021 assessments were due on January 1, 2021. They are considered late after January 31, 2021 with all past due accounts assessed interest at a rate of 10% per annum along with a \$15.00 per month collection fee after January 31, 2021 until paid in full.

Please note: Your assessments are what allow your Board of Directors to maintain your community. The assessments cover all operational costs of the Association. The association has budgeted for the most necessary expenses for the 2021 fiscal year, but would like to continue setting goals for future improvements. It is imperative that each homeowner cooperate with the association in paying their assessment on time.

Past due balances: If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/or extended payment plans to the Board for review.

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 if you have a past due balance.



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

See page 6 for more info!

2020 Accomplishments

Beautification on Delamere: Six trees were installed on the north side of Delamere along with new irrigation bubblers and lines to ensure proper watering for the new trees. The trees and their installation came at a cost of \$465.48, saving the association approximately \$1,200.00 by purchasing trees from Houston Garden Center in the fall as opposed to sourcing trees from typical landscape contractors. Flower beds were also spruced up and roses were transplanted to a crape myrtle tree ring.



Website Refresh: The website has been refreshed with a new layout and graphics. Please visit www.tealbriar.com to check out the new digs.

TownSq App: As of February 24, 2021 only 31 of 129 Tealbriar homeowners have registered for TownSq. In order to receive the latest updates regarding the community and to take advantage of conveniences the TownSq app offers, make sure to register. Please see instructions for registering on page 6.

Monument Maintenance: The monuments located at the east and west entrances of the association were pressure washed and paint touched up offering a clean and refreshed look to the entrances.



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. Your furry friends must always be on a leash when out for a walk.

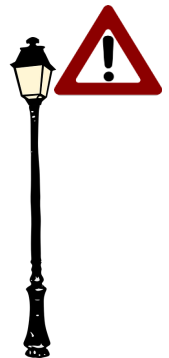


Exterior Home Modifications

Maintaining consistency in the style and design of Tealbriar CAI homes is important to our community. If you are making any type of modification to the exterior of your home, you must submit an Architectural Control Form to Brittany Austin of MASC Austin Properties, Inc. via her email address, bwigley@mascapi.com, 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 or on TownSq at www.tealbriar.sites.townsq.io. 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.

3 Ways to Report Streetlight Outages

- 1) Submit your repair request online at www.centerpointelectric.com under "Report a streetlight outage".
- 2) Call CenterPoint Energy directly at 713-207-2222 to report. Make sure you have the pole number and address.
- 3) Call MASC Austin Properties, Inc. at 713-776-1771 with the address and pole



TRASH ETIQUETTE AND REQUIREMENTS



Regular & Heavy Trash: Tuesdays and Fridays
Recycle: 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. Visit www.kingsbridgemud.com/garbage-collection or www.best-trash.com for more



Visit 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.



Before the February 15, 2021 winter storm blew through southeast Texas the association's landscaper winterized the irrigation system in an attempt to protect it from major water breaks and leaks. Thankfully, no damage was reported to the irrigation system, once it was returned to full pressure.

If you have been affected by severe winter weather, please refer to helpful information provided below.

Helpful Resources For Weather Event Recovery

Disaster Loan Assistance: The Small Business Administration offers disaster assistance in the form of low interest loans to businesses, nonprofit organizations, homeowners, and renters located in regions affected by declared disasters. SBA also provides eligible small businesses and nonprofit organizations with working capital to help overcome the economic injury of a declared disaster. <https://disasterloanassistance.sba.gov/>

FEMA advice: document damage. According to FEMA, if you sustained damages due to the winter storms and have insurance, document your damages before you start the clean-up process.

- Take photos of damages
- Start your insurance claim
- Save your expense receipts
- Report your damages to Texas Division of Emergency Management: <http://ow.ly/Ehzd50DFvvi>

FEMA Disaster Assistance. The fastest and most efficient way to apply for disaster assistance is by visiting the FEMA website <http://disasterassistance.gov>. There is no waiting required and the site is available 24/7. Apply now if you don't have insurance and your home was damaged by the severe winter storms in one of the designated counties.

Federal Aid Available. FEMA announced federal emergency aid has been made available to Houstonians who suffered uninsured property damage as a result of the severe winter storm. Register online at www.DisasterAssistance.gov or by calling 1-800-621-3362 or 1-800-462-7585 TTY

Report Your Disaster Damage

Texans are encouraged to complete the Self Reporting Damage Survey to help the state identify damages across Texas and help emergency management officials gain an understanding of damages that occurred during the recent winter weather. Reporting damage to the Texas Division of Emergency Management is a voluntary activity, is not a substitute for reporting damage to an insurance agency, and does not guarantee disaster relief assistance. Visit arcg.is/uOrOb to report your damages!



What To Do If Your Pipes Burst

- Document your damage by taking pictures
- Contact a plumber
- Contact your homeowners insurance (most homeowner policies cover sudden and accidental water damage)
- Contact your flood insurance (in the event your homeowner policy doesn't cover)
- Keep all receipts (pending reimbursement plan from state/federal partners)

View more information about [water-damage coverage and claims on the Texas Department of Insurance website](https://www.tdi.texas.gov/pubs/consumer/cb074.html): <https://www.tdi.texas.gov/pubs/consumer/cb074.html>

Severe Weather Recovery Resources and Information

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Need Help with Home Repairs?

Samaritan's Purse

828-262-1980, www.samaritanspurse.org

Texans Recovering Together

281-332-3472, www.gulfcoastcenter.org

Just Serve

832-768-3062, www.justserve.org

Houston Catholic Charities

281-202-6200, <https://catholiccharities.org/>

United Way Ft. Bend County

281-207-2300, <https://www.unitedwayhouston.org/>

Fort Bend Recovers

www.fortbendrecovers.org

United Way Brazoria County,

979-849-9402 www.uwbc.org

Pearland Area Citizens Corp

281-997-9777, www.pearlandcc.org

Homeland Preparedness Project

281-844-3653,

www.homelandpreparedness.org

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



Spring Time Maintenance

Take advantage of the wonderful weather and longer days to do some maintenance and to get some important home projects done. They improve the curb appeal of your home and prevent you from getting one of those deed restriction violation letters in the mail.

To prevent that, here are a few reminders:

- Clean out gutters and downspouts from leaves and debris
- Repair & secure any loose gutters
- 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
- We ask everyone to do their part to keep our neighborhood beautiful.



MASC Austin Properties, Inc.

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Don't Forget To Sign Up For TownSq!

MASC Austin Properties, Inc. would like to remind everyone about 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.

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.tealbriar.sites.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.

Tealbriar Community Association, Inc.
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