

## 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.

**NEW!** Landscape  
Committee Meetings are  
held the second Monday  
of each month in room  
600 at 7:00PM.

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.

## From The Board:

“Why Am I Receiving Letters From The Homeowners Association?”

Sugar Mill is what is commonly referred to as a “Deed Restricted Community”. Each of the ten sections of Sugar Mill has Declarations of Covenants, Conditions and Restrictions specific to each individual section. These Declarations were put in place by the original developer of Sugar Mill as each section was developed. When a home in Sugar Mill is purchased, the individual(s) purchasing the home sign legal documents stating that they will abide by the Declarations put in place by the developer. Homeowners are responsible for ensuring that renters of their home abide by the Declarations.

During the past 30 years, the Board has issued Guidelines to supplement the Declarations. These Guidelines are filed with the Fort Bend County Office of Public Records of Real Property. For example, the Board issued a Guideline for display of flags due to recent changes in state laws.

The Declarations and Guidelines are enforced by the Board in order to preserve Sugar Mill’s property values and keep our community a safe, comfortable, and attractive place in which to live. We are not trying to “pick on” homeowners when violation notices are sent. Fortunately, most violations are corrected after the first violation notice is sent. Our most frequent violations involve improper storage of trashcans (they should not be stored in any area visible from the street) and leaving yard waste on the curb for pick-up prior to Sunday evening after 7 PM.

MASC Austin Properties (Sugar Mill’s management company) conducts routine inspections of Sugar Mill. If violations of the Declarations or Guidelines are found, a notice will be sent to the homeowner asking them to correct the violation. If the violation is not corrected, the homeowner will receive a certified letter from the HOA requesting immediate action to correct the violation. Violations that are still left uncorrected are then turned over to the HOA’s attorney and the homeowner may face legal action to force correction of the violation. Attorney costs and legal fees are added to the homeowner’s account.

Homeowners should also note that the Declarations and Guidelines are different for some sections of Sugar Mill. For example, permanent basketball goals are allowed in sections 1,2,3 and 8 only. If your home is not in one of these sections, then you are not allowed to have a permanent basketball goal. Temporary basketball goals are not permitted in any section.

Homeowners should remember that any exterior modification to their home requires prior approval of the Architectural Control Committee (ACC). This includes such activities as (but not limited to) putting on a new roof, painting the exterior of your home, adding a deck or swimming pool, putting up a new fence, and modifying landscaping. Getting approval from the ACC prior to starting work ensures that the work done will be in compliance with the Declarations and Guidelines and will prevent additional homeowner expense to correct possible violations due to unapproved work. *(continued on page 2)*



## From The Board (continued):

Copies of the Declarations, Guidelines and ACC submittal form can be accessed via the Sugar Mill website [www.sugarmillhoa.net](http://www.sugarmillhoa.net) via the Documents section. Please take some time to review the information specific to your section of Sugar Mill.

Remember that the Declarations and Guidelines are in place to make Sugar Mill a better place to live for all residents. The Board asks for your cooperation in correcting any violations after you are notified.



Thanks,

Sugar Mill's Board of Directors

## Did You Know?

Bulky Waste pickup day in Sugar Mill has been changed to the First Tuesday of the month. The garbage/recycling/green waste pickup days remain the same.



## National Night Out!

The Summer is in full swing and families, while trying to stay cool, are determined to make it the best one yet. For many, this means days at the pool, backyard BBQs and neighborhood block parties to celebrate the season. It also means the annual National Night Out, a national tradition of bringing the community together in an effort to raise awareness and create safer neighborhoods, is just around the corner.

The Annual National Night Out will be held on October 7th. Across the state, homeowners associations will join together with their local police and fire departments, businesses, neighborhood organizations and civic groups to heighten crime prevention awareness and to send a message to criminals that neighborhoods are organized and fighting back.

The first NNO event took place in 1984 with only 400 communities participating across the nation. Today's NNO activities have expanded to include more than 37 million people and 15,000 communities. Neighbors celebrate with block parties, cookouts and visits from local police and fire departments. Having An NNO event shows that the neighborhood is active, involved and working together to create a safe and engaging community experience, not for just one night, but year round.

It's a wonderful opportunity for communities nationwide to promote police and community partnerships, crime prevention, and neighborhood camaraderie. While the one night is certainly not an answer to crime, drugs and violence, National Night Out represents the kind of spirit, energy and determination to help make neighborhoods a safer place year round. The night celebrates safety and crime prevention successes and works to expand and strengthen programs for the next 364 days.



Communities that have participated in NNO in the past, or those who may be interested in participating, can register online at [www.nno.org](http://www.nno.org). Once registered, the community will receive a free NNO organizational kit with everything they need to know to plan for NNO. Registration also helps the National Association of Town Watch (NATW) organize and communicate with participating communities and their NNO coordinators.

NATW is a nonprofit membership organization. They are dedicated to the development/promotion of organized crime prevention activities and to the groups and the individuals participating in local crime watch. For more details, visit [www.natw.org](http://www.natw.org).

National Night Out will be Tuesday, October 7, 2014. We would encourage residents to have a block party - get out, meet your neighbors and get to know one another!

## Marion's Fishing Corner



When choosing sunglasses for your next fishing outing, consider this:

With the peek of the summer upon us and the mid-day sun at it's brightest, eye protection should be as important to us as skin protection. Simple precautions taken now can help prevent major problems later. Of course, ultraviolet (UV) protection is utmost in importance. UV radiation from the sun can damage not only the skin of your eyelid, but also the cornea, lens, and other parts of the eye. UV exposure also contributes to the development of certain types of cataracts and possible eye muscle degeneration.

When choosing sunglasses, be sure to look for UV-protection details on the product labels. Choose sunglasses that block 99 to 100% of both UVA and UVB rays. Avoid sunglasses that neglect to offer details about their UV protection. And be aware that the color and degree of darkness of the lenses have nothing to do with the sunglasses ability to block UV rays. Also, it is wise to choose wraparound sunglasses or close-fitting sunglasses with wide lenses that protect your eyes from every angle. Standard prescription eyeglasses in the U.S. are treated to provide UV protection while retaining a clear, non-tinted appearance. Some contact lenses also offer UV protection, but should be worn in combination with sunglasses to maximize protection.

Of course, UV protection isn't the only consideration when it comes to selecting quality sunglasses. In addition, please consider these other features:

**Blue-blocking lenses.** These can make distant objects easier to see, especially in hazy conditions. They are popular with boaters and hunters. Lenses that block all blue light are tinted amber.

**Polarized lenses.** These lenses reduce reflective glare, such as sunlight that bounces off water. These lenses are suitable for fishing as well as driving.

**Polycarbonate lenses.** These lenses offer impact protection. In my opinion, this can be a major advantage (several times I've had the hook and lead sinker fly back at my face while missing a fish on the hookset).

So please consider these sun glass characteristics as the summer goes on. Remember the old saying: An ounce of prevention.....

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 24 years.

## Brazos River Canoe Launch Opens

The City of Sugar Land opened its first public canoe launch at U.S. Highway 59 and the Brazos River turnaround.

The canoe launch is part of a larger initiative led by Fort Bend Green to designate the Brazos River within Fort Bend County as a Texas Parks and Wildlife official paddling trail. Several launches are already in place along the river, both upstream and downstream of the new launch, in Simonton, Sienna Plantation and Brazos Bend State Park.

Sugar Land's canoe launch offers parking for both vehicles and trailers with a short walk down to the Brazos River. A kiosk featuring a map of available launch sites, safety information, paddling etiquette and laws is posted onsite.

The Brazos River Paddling Trail is intended for more experienced paddlers, as launch sites are located as far as 20 miles apart; however, less challenging waterways in Sugar Land are available for paddling, such as the 25-acre lake at Sugar Land Memorial Park.

A boat race between Stephen F. Austin State Park and Brazos Bend State Park is in the planning stages for spring 2015. This race will be over 100 miles and will take advantage of the launch sites along the Brazos River. For more information on the new launch, visit: [sugarlandtx.gov/parks](http://sugarlandtx.gov/parks) or call (281) 275-2885.

## Applications For SL Mayor's Youth Advisory Council Open

Applications for the 2014 Mayor's Youth Advisory Council (MYAC) are now available at <https://volunteer.sugarlandtx.gov>. Interested students should submit completed applications by Sept. 30 at 5 p.m.

The council empowers youth to become active community members by providing students with an overview of opportunities to impact the future of Sugar Land through local government public service. Students share the newly gained knowledge to influence the community and make a difference in the City.

As part of MYAC, students tour City facilities, participate in a forum and mock City Council meeting, work with other Sugar Land students and make a lasting impact on the City's future. Now in its tenth year, MYAC needs motivated and passionate Sugar Land youth to learn more about their community and serve as young ambassadors. Last year's students appreciated the friendships made and how they were the voice of the youth of Sugar Land. For more information or questions, email [myac@sugarlandtx.gov](mailto:myac@sugarlandtx.gov) or call (281) 275-2329.

# Clark Family Receives Yard of the Month For August!

*The Sugar Mill Yard of the Month was awarded to Randy & Venie Clark at 1214 Morning Mist.*

*It's hot! Even with all the high temperatures the Clark's yard looks so cool & well manicured. With shade trees covering most of the front yard providing shade for all their shrubs & drawing your eyes to the colorful caladiums, welcoming you to their front entry.*

*The Clarks received a \$25.00 gift certificate to Caldwell Nursery.*

*Happy Gardening & I'll see you around the block,  
Cheryl Swanson*



## Hurricane Season: Be Prepared!

Hurricanes form over warm ocean waters, like those found in the Gulf of Mexico. The hurricane season starts June 1 and ends November 30. The peak threat for the Texas coast exists from August through September. Hurricanes can strike the Texas coast during every month of the hurricane season.

### Understanding The Terms

#### **Hurricane Watch:**

Hurricane conditions are possible within the specified coastal area. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical storm force winds.

#### **Hurricane Warning:**

Hurricane conditions are expected in the specified area of the warning. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane warning is issued 36 hours in advance of the anticipated onset of tropical storm force winds.

#### **Tropical Storm Watches and Warnings:**

Take these alerts seriously. Although Tropical Storms have lower wind speeds than hurricanes, They often

bring life-threatening flooding and dangerous winds. Take precautions.

A catastrophic hurricane making landfall along the Texas coast continues to be the greatest natural threat the State of Texas faces each year. The social and economic impacts can be tremendous as we all experienced with Hurricane Ike in 2008. Hurricanes can be powerful with devastating impacts from storm surge, high winds, tornadoes, and flooding from heavy rains. To reduce these potentially deadly effects, it is imperative to prepare for each type of hurricane hazard.

Advanced planning and preparation are essential to protecting property, reducing risk and ultimately saving lives. Taking the time to develop a family disaster plan, reviewing emergency preparations and checklists, making a disaster supply kit, and staying aware of current weather situations will improve your level of preparedness.

The National Weather Service publishes a Texas Hurricane Guide each year. The guide is designed to enable you to focus your activities before, during and after the storm, and to easily locate specific instructions. This guide presents a roadmap that lays out what you will need to have and need to do. Download the guide at: [www.srh.noaa.gov](http://www.srh.noaa.gov).



# 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	281-242-7384	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com

MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, Texas 77498

Terri Salter  
Property Manager  
713-776-1771 / [TSalter@mascapi.com](mailto: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

## Working Through Grief Classes Offered:



Sugar Land First United Methodist Church - Grief reaches many people, in all walks of life, and can be hindering. Join this intimate, confidential group to feel God's restoring touch and the healing you seek. This is a FREE 8-week class designed by the class facilitator, Jim Dawson. Jim is a certified grief counselor by the American Academy of Grief Counseling. The class will begin September 10 and is offered at two times – 10:00 a.m. or 7:00 p.m. Please register with Cindy Wenz at 281.634.8909 or [cindy.wenz@sugarlandmethodist.org](mailto:cindy.wenz@sugarlandmethodist.org) or call the church for more information at 281.491.6041.

## DOGGONE It!



If you are Buying or Selling in Sugar Mill  
Call Vicki Haislup at 281-844-0093 or  
send email to [vickih@waynemurray.net](mailto:vickih@waynemurray.net).



Wayne Murray Properties  
"Independently Owned & Operated"

## Simpson's Tree Service

[SimpsonsTreeService.com](http://SimpsonsTreeService.com)



When Quality Counts.. Call  
**281.980.0095**

-  Tree Trimming
-  Tree Removal
-  Senior Citizen Discount!
-  Free Estimates!
-  Insured For Your Protection!

**\$50 OFF** or **\$25 OFF**  
All services over \$500 All services under \$500



SUGAR LAND  
H O M E S

WWW.SUGARLANDHOMES.ORG

Matt Dietz

Texas Licensed Broker

The Sweetest Real Estate  
Experience You'll Ever Have!



WOW!! Largest home (4,325) in Misty Lake!



1107 Morning Mist

Sugar Mill section 10 which is an island. This fabulous home is located at the end of the cul-de-sac on the water. This 5 bedroom possible 6 bedroom comes with lots of goodies. Large open kitchen with commercial gas stove, two living areas, two eating areas, two game rooms, two fire places, a virtual Noah's ark of homes. Extra storage, extra garage area. Water front with 4 year old heavy duty bulk head. Two beautiful fireplaces, one in the master.

281-635-6081

# Insurance Solutions of Texas



Jay Harris  
Agent/Owner

Sugar Mill resident  
for over 20 years!

• We have a GREAT Home Insurance Program

• Super Teen Driver Rates

Call Today, It's EASY!  
281-565-2222

[harrisja@nationwide.com](mailto:harrisja@nationwide.com)  
[www.insurancesolutions.com](http://www.insurancesolutions.com)

We support area  
Churches, Schools,  
Swim Teams, & Charities.



# Children's Haven

DAYCARE

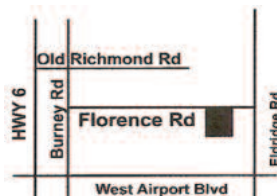
LEARNING CENTER

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



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](http://www.pro-techpools.com)



# 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

## LENORA "SISSIE" GOFF REALTOR SUGAR MILL RESIDENT

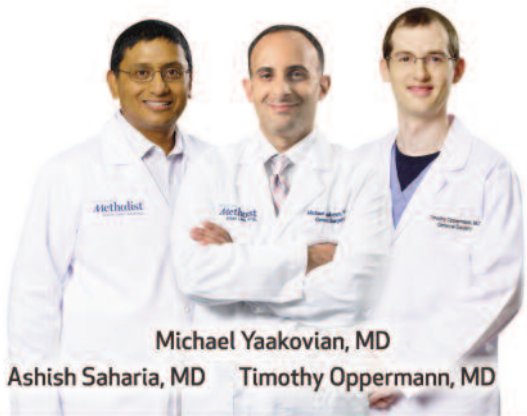
It's hard to believe, but Fall is around the corner. Call me if you want to see what has happened in our market over the summer and what the trends might indicate for our values in the future.



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



## HOUSTON METHODIST DEPARTMENT OF SURGERY WELCOMES DR. MICHAEL YAAKOVIAN



Ashish Saharia, MD    Michael Yaakovian, MD    Timothy Oppermann, MD

Dr. Timothy Oppermann and Dr. Ashish Saharia are pleased to welcome Dr. Michael Yaakovian to Houston Methodist Department of Surgery at Houston Methodist Sugar Land Hospital. Dr. Yaakovian is board certified in surgery with a focus on offering the latest and most advanced surgical procedures to minimize patient discomfort and enhance healing.

Together, the physicians of Houston Methodist Department of Surgery provide patients in Fort Bend and surrounding areas with personalized, compassionate care for a broad range of general surgery needs, including digestive surgery and surgical oncology — all supported by the technology, resources and staff of Houston Methodist Sugar Land Hospital.

**TO SCHEDULE AN APPOINTMENT, CALL 281.275.0860.**

Houston Methodist Sugar Land Hospital Campus  
Medical Office Building Three  
16605 Southwest Freeway, Suite 450  
Sugar Land, TX 77479 • 281.275.0860



methodistsugarlanddocs.com



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

## SUGAR LAND HARMONY ACUPUNCTURE

**Clarisse QuynhNhu Huyen, L. Ac.**

Texas Medical Board Licensed Acupuncturist  
 Diplomate of NCCAOM in Acupuncture and Oriental Medicine

**713-977-8989**

Headache, neck, shoulder, elbow, back, sciatica, knee pain  
 Premenstrual, menopausal symptoms, urinary incontinence  
 Stress, depression, fatigue, insomnia  
 Stroke recovery, facial paralysis

Tue-Sat: 10 am - 6 pm, Sun: 10 am - 2 pm

1033 Elridge Rd, Sugar Land, TX 77478 (in Sugar Mill Plaza)



## 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 27 years.*



### CLEANING HOUSE

While cleaning may be one of the last things on your mind when you're out in the sun having fun this summer, that doesn't mean you can't still take some steps to spruce up your house and prepare yourself for fall. With the following tips from Organizedhome.com, you can make your summer more pleasant and ensure the transition to fall goes smoothly. Easy opening: You'll be opening and closing sliding doors in your home many times this summer, and if the tracks are dirty, they'll be more difficult to open. Using a degreasing all-purpose cleaner and a screwdriver covered with a rag, you can eliminate the grit. Simply spray the

cleaner into the track, let it sit for a few minutes, and then run the rag through the track to pick up the dirt. Stop the smell: When it's really hot outside, a garbage can's smell can get out of control. To neutralize this, clean the inside of your garbage can by rinsing it with a hose, spraying it with disinfectant and then repeating. Leave it upside down to dry and once you're done, use trash bags or liners to keep the inside of the can from retaining odor. Take advantage of the season: Maintenance and cleaning businesses — like carpet cleaners, gutter services and window washers — are slow in the summer, so look for discounts on these services. Summer is not as busy for the furnace business, so scheduling maintenance for your HVAC system is a great idea.



**Martha N. Lusk, CRS,ASP**

**Re/Max Southwest**

**(713) 826-2331**

[www.sugarmilltexas.com](http://www.sugarmilltexas.com)

[mlusk@windstream.net](mailto:mlusk@windstream.net)

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

Say Yes to



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?

By covering light bulbs in closets you can avoid fires. If a CFL (Compact Fluorescent Light) bulb breaks you run the risk of being exposed to mercury.

*"Your friend in real estate!"*



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*