

Meetings

Meetings are held at:
Sugar Land First United
Methodist Church
431 Eldridge Road
Sugar Land, TX 77478.

This Month the
Architectural Control
Committee Meeting will be
Wednesday, February
15th held in Room 608 at
7:00PM.

Lake Committee Meetings
are held the second
Tuesday of each month in
room 600 at 6:30PM.

Landscape Committee
Meetings are held the
second Monday of each
month in room 608 at
7:00PM.

Pool Committee Meetings
are held the second
Tuesday of each month in
room 600 at
7:30PM.

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

For more information,
please contact Terri Salter
at MASC Austin
Properties, Inc. at:
(713) 776-1771 or
tsalter@mascapi.com.



Most of us have been affected by the construction, heavy machinery, and disordered traffic flow occurring on Bournewood. But we often forget that Sugar Mill Elementary students are impacted by it twice a day during their walk to and from school. In the middle of this mess are 4 exemplary people that are seen every day but rarely praised for the job they do. . . our **Sugar Mill Elementary Crossing Guards**. There are no Crossing Guard Action toys or Super Hero toys, but if there were, you would see their 4 faces on them! Drivers and busy parents may take them for granted, but in their hearts they know that their children are met every day with smiles from these 4 individuals who genuinely care about them and want to keep them safe.

Any resident who has driven down Jess Pirtle has seen Mr. Larry in his matching fluorescent tennis shoes and safety vest. For years, he has manned his post, greeting children by name, and on special days, he hands out stickers to every child. His positive and caring attitude is reflected by how well the children behave for him.

Miss Bonnie is a Sugar Mill legend having served as a crossing guard for 17 years. Her commitment is not just to the students –she will also stop traffic for non-students wanting to cross the street. She greets students each morning with smiles and hugs, she knows their names, and she asks about how they are doing.

Ms. Lisa has been a Crossing Guard for 14 years. She always has a smile and a wave, and she exemplifies the type of person that you are happy to know is contributing to your child's safety. She truly cares about their wellbeing, she knows each of them, and she is proud of them all.

Mr. Fred is the newest recruit – only 2 years on the job after serving Fort Bend ISD for 39 years. We're happy he has joined the team. As long as there is a child needing to cross the street, his affable, easy-going smile will be there for them.

A huge Thank you to our Crossing Guards - you are our Super Heroes, not just during the Bournewood construction, but every school day!

Article courtesy of resident, Gayle Malone.

Watch out for School Buses! Did you know that passing a school bus that is loading or unloading children is illegal? Here in Sugar Mill, we see lots of cars that violate this law and it endangers our precious children! The law states that even if you are on the opposite side of the road, driving in the opposite direction, you may not pass the bus unless the road is divided by a median, the bus has begun moving again, they have removed their little Stop Sign or turned off their flashing red lights, or unless the driver has waived you on. Hefty fines of up to \$1,000 for violators! Here are several safety measures drivers can take to help keep children safer:

- When driving in school zones, be alert and watch out for children.
- Slow down and watch for children gathering near bus stops.
- Look for children who might dart into the street without looking for traffic.
- Know and obey the laws concerning school zones and school buses.



Does your car block the sidewalk?? If so, this is in violation of the City of Sugar Land ordinances, and it is a ticketable offense! Please be considerate and leave the sidewalks clear for children riding their bikes, people walking their dogs, and especially moms with strollers. It is unsafe and inconvenient for people to be forced to walk into the street to go around your vehicle!

Noise nuisances, such as a barking dog or people being loud after 10pm or before 7am, should be reported to the non-emergency police number at (281) 275-2020, and not Terri Salter (MASC Austin Properties). Terri is not typically able to respond to a situation immediately, and if she, or a representative, cannot see/hear the violation, they cannot take appropriate action to remedy the situation. The police will typically respond within 15 minutes. For those of you who do not want your name to be known, just tell them you prefer not to have your name revealed, and they will respect your privacy. Please note that dogs are not permitted to bark excessively, even during the day. The City of Sugar Land Quiet Zone Ordinance is in effect 7 days a week from 10pm-7am. Please be respectful of your neighbors and do not create noise during that time period.

Don't throw out that towel! Did you know that Sugar Land Animal Services shelter needs your old towels and washcloths to help them clean cages and bathe animals? They are also very appreciative of any kennels, dog or cat beds, and cat litterboxes! They are located on Gillingham, just north of the railroad crossing.



Garage Sales are never permitted within Sugar Mill. Nextdoor.com is a great resource for selling unwanted items. If you decide to post something on Craig's List, please be cautious and meet the prospective buyer in the parking lot in front of the Police Department to add an extra layer of safety to the transaction.

Curb numbering –in mid-April, the house numbers on all curbs will be repainted. If you have a special logo curb address and you want us to paint over it, please email Terri Salter @ tsalter@mascapi.com. Otherwise, all curbs with special logos will not be painted over. If you have a vehicle blocking the curb on the day of painting, they will make a 2nd attempt on another day.

Newsletter Postings – do you have interesting information, a Sugar Mill photo or story, or an upcoming event you feel others would enjoy knowing about? Please send all such information to tsalter@mascapi.com and she will forward your information to the Newsletter Committee for possible inclusion in the upcoming newsletter! Next newsletter deadline is May 10th, for inclusion in the June 1st newsletter.

Squashing some rumors – There is absolutely no truth to the rumor that MASC Austin Properties, Inc. is paid per violation letter they send to owners/residents. They are paid a flat, monthly fee, regardless of how many letters are sent. They do charge the Association for the certified demand letters that are required by the Texas Property Code prior to the HOA performing self-help (for example, we mow someone's lawn) and/or when filing legal action against an owner. The deed restriction reports are closely monitored by the Architectural Control Committee and the Board of Directors. Please correct any violations in a timely fashion and contact MASC Austin Properties, Inc. to address any concerns.

Safety Alert! Now that winter is almost over, many residents are looking to upgrade their homes. Whether it be a new pool, new counter tops, new French doors, or an amazing home theatre system that helps you forget the upcoming summer heat whatever you are improving, adding, or installing, there is a good chance you will be hiring some contractors for assistance. Over the last year, there have been reported incidents of crimes committed by private/independent contractors. The Better Business Bureau stated that hiring a house cleaner, worker, or contractor that is licensed, bonded and insured, is 'crucial'. You need to verify that the information they provide you is legitimate and current. Here is a link from the Federal Trade Commission that is very useful when hiring a contractor to work at your residence. <https://www.consumer.ft.gov/articles/0242-hiring-contractor>. If you have to provide a contractor with a key to your home, change the locks after the job is done. Do your homework and hire responsibly!

Tennis Court Passcodes: If you plan to use the tennis courts, please visit the Sugar Mill HOA website at www.sugarmillhoa.net, click on Documents, and then Tennis Courts. After reading the Tennis Court Rules, and signing and forwarding the document to MASC Austin Properties, you will be emailed the 4-digit passcode. You may not share the passcode with anyone not residing at your home.

Hands-free Cell Phone Law: Sugar Land's new ordinance took effect on March 20th, and prohibits the use of portable electronic devices while driving a vehicle in Sugar Land unless the device is in hands-free mode or being used for an emergency. Drivers will only be issued warnings during the first 90 days; however, following the grace period, any person found guilty of violating the ordinance will be fined up to \$500 for each offense. Ouch!!

We encourage residents to help make Sugar Mill a better place to live. If you have a complaint, something to report, have a suggestion, or would like to join a committee, please email or call our Property Manager, Terri Salter at tsalter@mascapi.com or (713) 776-1771. Anything you say will be held in strict confidence!!





Sugar Mill 2017 Pool Information

Mark your calendars... the pools are opening! In addition to our regular hours, Sugar Mill HOA is hosting parties at both pools this summer. Come join the fun, and meet your neighbors!

Pool Party Schedule:

Splash Day

Lake Center May 6 @ 3-6pm, 7th Street June 3 @ 3-6 pm
Pool season opening celebration includes food and family activities!

Dunkin' and Donut Days

June 5 and July 21 @ 9am at the Lake Center Pool
Enjoy donuts, juice, and the opportunity to meet your neighbors!

Movie Night

Lake Center July 14 @ 8pm and 7th Street August 19 @ 8pm
Join us for a great family-friendly movie. Splashing, popcorn and snacks will be provided!

End of Year Party

Lake Center Sept. 4 @ 11am and 7th Street Sept. 3 @ 1pm
Back to school and end of another summer pool season! Enjoy our final pool party with treats!

Hours of Operation:

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Lake Center	9am-8pm		9am-8pm		9am-8pm	9am-8pm	9am-8pm
7th Street		9am-8pm		9am-8pm		9am-8pm	9am-8pm

Don't forget to get your 2017 pool ID tags validated. A validated pool tag is the only way you may gain access into the pool facilities. To obtain new tags, replacement tags and/or 2017 stickers, you may do so at any of the times and locations listed below:

MARCH 28th SUGAR MILL ANNUAL MEETING 7 PM
MAY 6th AT LAKE CENTER POOL SPLASH DAY FROM 3-5 PM
MAY 23rd and JUNE 6th AT MASC AUSTIN PROPERTIES, INC. FROM 5-7 PM
MAY 26th and JUNE 3rd AT MASC AUSTIN PROPERTIES, INC. FROM 9-5 PM
JUNE 3rd AT 7th STREET POOL SPLASH DAY FROM 3-5 PM
OR MAIL COMPLETED REGISTRATION FORM TO MASC AUSTIN PROPERTIES INC., AND THE 2017 STICKERS WILL BE MAILED TO YOU FOR VALIDATION.

Report any concerns or suggestions to: Sugarmillpool@gmail.com

Marion's Fishing Corner

The Sugar Mill Board of Directors and the Lake Committee are strongly considering adding several man-made "fish structures" to Misty Lake. With this in mind, I'd like to revisit an article from some years ago entitled IMPROVING FISH HABITAT:

Recently, the Lake Committee embarked upon a fish habitat improvement program. It has become obvious that we will never have any kind of aquatic vegetation growth in Misty Lake. With the bottom of the lake being relatively featureless and flat, our fish have few places to hide and/or ambush baitfish. Nor do the newly spawned fry have a secure place to conceal themselves until they have grown enough to fend for themselves. Most of the fingerling bass are then eaten by larger fish, resulting in a considerably less successful spawn. With this in mind, we decided that it was time to add some kind of "structures" to the lake floor in order to provide some cover for our fish.

In recent years, several members of the committee have gotten together on a Saturday to assemble and place structures in strategic areas of the lake. These structures have consisted of discarded Christmas trees, recycled automobile tires, and plastic PVC pipe. After these structures have been submerged for a while, algae grows on its surfaces and attracts small baitfish. This in turn attracts larger fish that complete the food chain. Fish of all sizes in our lake benefit from these structures.

Our fish habitat improvement program continues on, so we will be adding to the structures in the future. The more places that we have for our fish to seek sanctuary, the better. With the total absence of any type of weed growth in the lake, the addition of these man-made structures can only help improve the condition and overall health of our fish population. Hopefully this explains the importance of the new structures that are being proposed.

Remember 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.

Yard Of The Month Winners For February and March 2017: Congratulations Winners!!

February 2017 "Yard of the Month" Janet Farren at 607 Rozelle Ave.



Great curb appeal! February was a difficult month to have a beautiful yard but Janet's yard still looked amazing after the hard freeze. Janet said, "the recognition for this award should really go to Jose Rodriguez of Chris Lawn Care. He and his crew keep my yard looking nice year-round. Jose and I collaborate about new ways to improve the curb appeal of my home. Thank you Jose for making this possible."

March 2017 "Yard of the Month" Rosie & Steve Pine at 1011 Sugardale Ct.



Lots of Color! What a beautiful display of Irises all across the front flower beds. Steve and Rosie Pine have lived in Sugar Mill for the past 26 years. They both enjoy working and maintaining their own yard. One of their favorite parts of the day is coming home from work and seeing lots of color in the yard.

As a thank-you gift, both winners received a \$25.00 gift certificate from the Caldwell Nursery in Rosenberg.

Happy gardening & I'll see you "around the block".-Cheryl Swanson

**THANK
YOU**

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
Harry Schippers	Asst. Secretary	281-242-2398	Harryschippers@windstream.net
CeAnne Ochel	Treasurer	281-565-0611	ceanneochel@gmail.com
Suzie Bacon	Secretary	281-733-9848	suzie77046@yahoo.com

City Dispatch	281-275-2525
Police (Non-Emergency)	281-275-2020
Fire Department	281-275-2873
Police Department	281-275-2500
City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police (Emergency)	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	281-275-2364
Ask City	281-275-2489

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

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



Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines on the Sugar Mill HOA website at:
<http://www.sugarmillhoa.net/>

DOGGONE IT CALL VICKI



If you are Buying or Selling in Sugar Mill
Call Vicki Haislip at 281-844-0093 or
send email to vickih@waynemurray.net.



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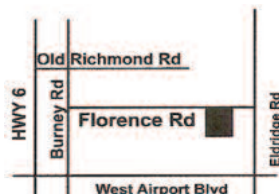
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(281)-578-POOL (7665)
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To schedule an appointment, call **281.494.3000**.

HOUSTON
Methodist
SUGAR LAND HOSPITAL

16605 Southwest Frwy.
Medical Office Building 3, Suite 220
Sugar Land, TX 77479
281.494.3000

houstonmethodist.org/spg



Sugar Mill Community Association, Inc.
 c/o MASC Austin Properties, Inc.
 945 Eldridge Rd.
 Sugar Land, TX 77478

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Merry MINISTRIES

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Tuesday evenings 6:30 PM and

Wednesday mornings 9:30AM

In the Sanctuary of First United Methodist Church,
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For more information or to sign up:
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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Spring Things

Spring is a great time to do a quick tune up of your home. Before things get busy for the summer, take a moment to make

sure your home is humming along. Here's a quick checklist of fixes to make now to save you time and money later.

Interior:

- Check seals around windows, doors and bathtubs
- Drain your water heater
- Check and fix leaky faucets
- Replace your HVAC filters
- Clean out your dryer vent.
- Replace batteries in smoke detectors

- Make sure you have a working fire extinguisher

Exterior

- Inspect the roof
- Clean the gutters
- Wash window exteriors and check screens for repairs
- Check driveway and walks for repairs
- Inspect deck and patio for warped, molded or splintered boards
- Trim bushes and trees, or any vegetation near an air conditioning unit in particular
- Remove leaves and other debris from lawn
- Patch up your home's paint job
- Look for cracks or weak spots along the lower section of the exterior



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Sugar Mill Specialist and Waterfront Specialist