

SUGAR MILL

RESIDENTIAL NEWSLETTER | NOVEMBER 2019

BOARD OF DIRECTORS

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TREASURER

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Real Manage

COMMITTEES
LANDSCAPE COMMITTEE
(WILL RESUME MARCH 2020)

DECORATING COMMITTEE
(HOLIDAY SEASON)

**RECREATIONAL
COMMITTEE;
FENCE COMMITTEE;
LAKE COMMITTEE-**
(PLEASE REFER TO THE
WEBSITE FOR UPCOMING DATES)

**COMMITTEE MEETINGS ARE
HELD AT SUGAR LAND FIRST
UNITED METHODIST CHURCH
431 ELDRIDGE RD SUGAR LAND
TX**

**BOARD MEETINGS - SUGAR
LAND FIRST UNITED
METHODIST CHURCH, ON THE
4TH TUESDAY OF EACH MONTH.
(EXCEPTION: NOV. 2019. THE
MEETING WILL BE HELD NOV.
19TH AT 7:00PM; AND NO MEET-
ING DEC. 2019). REGULARLY
SCHEDULED MEETINGS, WILL
RESUME JAN. 2020.**



Have you ever wondered, why we call this season, "Fall"? One could say the reason is for the leaves that fall from our many trees in the community, or simply because we look forward to falling back in our clocks. "Fall" can be a word used to describe so many feelings that we encounter this time of year. Maybe we can help you discover why you celebrate "Fall"!



Falling for cooler temperatures, falling in love with leaves that change a gorgeous hue; falling back on time by changing your clocks and encountering rest; or maybe just "falling" for all the wonderful scents that hyper excite our tastebuds and smell. Whatever your reason for feeling "fall" make sure you enjoy the magnificent season we encounter.

Sugar Mill Road/Drainage Improvements

Speaking of Fall, we are blessed to live in a city that cares for its communities. This fall our roads in several parts of Sugar Mill will undergo improvements with new surfaces and better drainage. As always, weather is a determining factor of how quickly these improvements are made. On behalf of our residents and workers, we ask that you use good sense and follow the signs redirecting traffic. Any improvements mean a distraction from our normal routines, so be safe and let's all work together to make sure the work gets done safely.

New and Improved Newsletter

We have a new and improved newsletter! We hope you enjoy the new format. There's a lot of timely information contained in these pages that will be useful to residents, so please give it a full read.

We wish all our Sugar Mill neighbors a safe and happy holiday season.

Sincerely,
Sugar Mill Board of Directors

DIRECTOR NOMINATIONS

SUGAR MILL'S BOARD OF DIRECTORS WILL BE FILLING TWO SEATS IN 2020.

LAKE FOUNTAIN BEING ADDED

WE WILL ADD A FOUNTAIN JUST EAST OF THE LAKE CENTER POOL. STAY TUNED!

BEING A GOOD NEIGHBOR

THE KINDEST THING TO DO IS TALK WITH YOUR NEIGHBOR, AND SEE POSSIBLY HOW YOU CAN HELP.



Tennis Court, Parks and Lake News and Musings

Friends of Sugar Mill, we have wonderful amenities to utilize! Please carry your 2019 Amenities Card to all locations when you access them. This helps to identify our residents, complying with our "members only" policy. Please know that we will be validating the Amenities Card at the Annual Meeting, March 2020. We can only process accounts that are current in assessments and fees. Please refer to your "Realmanage Residential Portal" to view or contact RealManage, at 281-531-0002.

So, now is the best time to get out and take in this cooler weather we have all been anticipating! Enjoy!

Tennis Courts- Sugar Mill Association boasts 5 courts throughout our community. Please know that the code to enter the tennis courts has been changed as of October 25, 2019. For the tennis court gate codes, homeowners should call 866-473-2573 or send an email to: SUGMILL@Ciramail.com.

Lake- Sugar Mill has one lake that allows our residents to access with kayaks and canoes! If you are an avid angler, please remember that we have a "catch and release" policy. We encourage you to enjoy the beauty of the water, take a row and catch a sunset! It will be worth the effort!

Please know, we are looking forward to a few new amenities in the near future! Stay tuned and we will share the details as they come into completion!

UPCOMING NOMINATIONS FOR HOA BOARD OF DIRECTORS; COMMITTEE INVOLVEMENT



SUGAR MILL BOARD OF DIRECTORS WILL BE FILLING TWO SEATS IN 2020. WE SURELY HOPE YOU HAVE SEEN THE EFFORTS OF YOUR CURRENT BOARD AND KNOW THAT THEY HAVE BEEN WORKING HARD FOR ALL OUR BENEFIT. IF YOU EVER WISHED TO GET INVOLVED AND LEARN THE INNER WORKINGS OF OUR COMMUNITY, PLEASE CONSIDER JOINING IN ON THE FUN!

Our next election will be held in March 2020, at the annual meeting, and now is the time to consider your involvement in your community. Residents will receive a notification via mail that gives you the opportunity to respond. The process will be explained fully in the mailout and you will be interviewed by the Nomination Committee.

We encourage you to attend the Monthly Board Meeting and join a committee to begin the process of understanding the interworking of community business. If you would like to know more information, please contact our property management at RealManage. Join in on the fun!

SUGAR MILL COMMITTEE VOLUNTEERS

The Sugar Mill Association is an active community. If you would like to serve, we have many committees that might suite you. Come visit any of our committees and volunteer your time, and talents! Many of our committees will resume in 2020, so please check the Sugar Mill HOA Website for details. sugarmillhoa.net



Residential Deed Restrictions/Inspections

Every month Sugar Mill Association has an inspection conducted to assess issues that need attention. We engage in this activity to ensure a tidy and pleasant neighborhood. Please go to the Sugar Mill HOA Website, at sugarmillhoa.net, to find all issues related to our community and ensure you are not in a violation of HOA or City of Sugar Land restrictions. It is imperative that every resident follows the guidelines since this helps you and your neighbor maintain home values, aesthetically pleasing homes, and provides notice of an issue you may not be aware that is needing attention. If you do not catch issues early, our extreme weather conditions can lead to very expensive repairs/fees in the future. If you ever receive a violation letter, please do not disregard, and please contact RealManage if you need clarification and/or to discuss the matter.

SUGAR MILL CHRISTMAS PARTY!

Our pools may be closed for the season, but we thought it might be fun to throw a Christmas Party for our residents. Plan on dropping by the Lake Center Pool on December 8, 2019 from 5-7pm. Light snacks, holiday goodies, donation option, and a chance to meet Jolly Old St. Nick, will be the highlight of the evening! Our Sugar Mill Board of Directors are delighted to partner with East Fort Bend Human Needs Ministries, Inc. to help provide items during this time of the year. Please go to their website, at ministry@humanneeds.org, for a full list of suggested items that benefit this charity best, for our local neighbors and friends. Please consider partnering with us and bring a suggested item or two the night of our Christmas Party. Every item collected will be a benefit for many. If you wish to volunteer, please contact the BOD's, at sugarmillhoa.net and select "Ask the Board" tab.

HOA FEES UPDATE

Over the past year your Sugar Mill HOA Board has explored the many necessities of maintaining and improving our neighborhood. At this stage of its life we are now addressing needed upgrades and improvements that are a result of more than three decades of wear and tear. Our goals are to make several essential repairs from fencing and beyond. We are in the process of prioritizing what can be done immediately and over the course of the next several years to keep Sugar Mill one of the most attractive neighborhoods in Sugar Land. With that said, your Board of Directors has approved the HOA fees to be \$814.00, for 2020. Keep in mind, we have not made an adjustment for the past several years. Simply, it's time to make that adjustment. With fencing improvements throughout the neighborhood estimated at more than one-million dollars and other needed repairs at our pools, parks and tennis courts, we begin the process of covering those costs. We hope that you will accept this increase in the spirit of keeping Sugar Mill at the top. Please be advised that you will be notified by mail, from RealManage, as a formal notice. You may view the approved 2020 Sugar Mill Community Association budget online. Please check out your sugarmillhoa.net website and RealManage Residential Portal to view and stay up to date. Understandably, advising our residents early, helps in preparing for this increase during this time of year.



WiFi and More at the Sugar Mill Pools



Welcome to the fall season. Over the past year we were able to begin the process of upgrading our connectivity at both pools with high-speed internet. Through our current connection with Windstream, we upgraded so we can add a security camera system that operates not only during the pool year but also when the pools are closed. We are now in the process of selecting a vendor that will give Sugar Mill the options and value. With the new cameras we will be able to monitor pool activity during pool season and when the pools are closed. This is vital as most suspicious activity happens during the off season.

We're looking forward to getting these installed and operational within the next couple of months. And, as you know, we do several seasonal parties at both pools.

In the past we would need to bring equipment in for sound. We have been blessed with a donation of sound equipment for both pools. At this time, the Lake Center pool installation is just about complete. And we anticipate finishing the install at the 7th Street pool in the next couple of months. At that time, we will establish guidelines on what types of music is acceptable (always family friendly) and what volumes are acceptable.

So, this is a work in progress, and one that will give us some nicely added benefits year round.



FALL AND LEAVES

One simple step in the right direction starts when the leaves begin to fall. Seasonally we embrace the change but we have potential issues that arise. Please be mindful that our neighborhood was one of the first in the city to have a new drainage system in place, just before Hurricane Harvey hit. As residents we were all so very happy when our neighborhood simply “drained out,” perfectly. Please help in maintaining this system by picking up the road clutter of leaves and grass debris, especially as it collects in the street gutters. With ongoing rains, all this debris naturally moves itself to a nearby drain and ends up clogging a perfectly good system and causes problems. Let us do our part and help in this area, because all drains lead to our nearby creeks and rivers. It’s the neighborly thing to do. City green waste pick up takes place on Monday mornings. Please only place leaves, grass clippings, small branches, etc. in a “non-city receptacle” or green waste bag. Only place this trash for collection Sunday evening and do not allow this trash to be placed at the curb prior. Again, help in the efforts of keeping an aesthetically pleasing neighborhood and follow the City of Sugar Land guidelines as well. If you are unclear, or need further assistance, please go to your sugarmillhoa.net or cityofsugarlandtx.gov websites for more information.

Trash Collection

Pick Up for All Sections of Sugar Mill
Monday: Trash and Green Waste
Thursday: Trash and Recycling
First Monday of the Month: Bulk Cardboard & Textiles Bulky Trash

Hazardous Waste, E-Waste, and Bulk Cardboard: Please call Republic Waste to arrange for free pick up at (713) 726-7307. You may place garbage cans, bags, grass clippings and recycle bins out at the curb the **night before pick-up after 7:00pm**. Any items in public view prior to 7:00pm will be in violation of both Sugar Mill, as well as the City of Sugar Land ordinances. All items must be stored out of public view when not at the curb for pick up. Please be advised that from time to time, the schedule will be disrupted, due to city emergencies or holidays. Please check the City of Sugar Land’s Website at: www.sugarlandtx.gov for details.

STRUGGLING WITH BACK OR NECK PAIN?

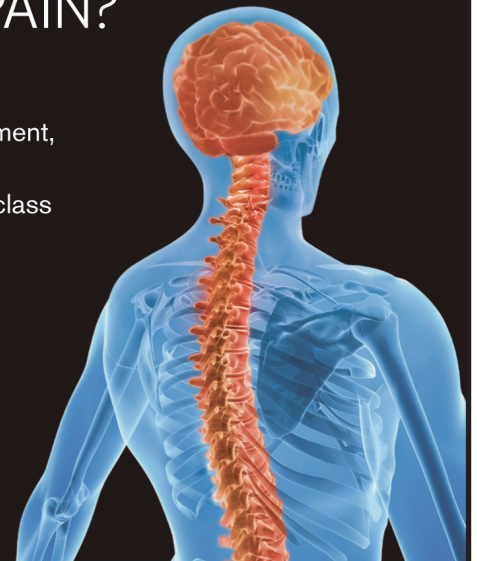
Living with back or neck pain can be difficult. Whether you’ve experienced pain for a few days or a number of years, you want answers and effective treatment, and you want them now.

The Houston Methodist Neuroscience & Spine Center offers access to world-class specialists and subspecialists, including:

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- Physical and occupational therapists
- Primary care sports medicine specialists

Our team of board-certified physicians and rehabilitation therapists will work together to provide the comprehensive, personalized care you need to help you return to a productive life.

Expedited appointments and second opinions are available.



STOP ENDURING PAIN. Request an appointment online at houstonmethodist.org/neuro-sl or call **281.274.7979**.

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LAKE FOUNTAIN

The health of our lakes in Sugar Mill depends on how we stock them and how we care for them. With that said, we have moved forward with a plan to add a fountain just East of the Lake Center pool as both a visual and beneficial part of our lake's health. The aeration of the water is a must. So, we get the beauty of a fountain and the immediate benefit of a better aerated water supply. Thanks to our Lake Committee and Board of Directors, for exploring this new option for Sugar Mill.

Importance Of Being "In the Know"

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

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

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

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

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: Bi-Annually 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 - 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 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.

Marion's Fishing Corner



At long last, a change is in the air.....

As we do every year at this time, I'd like to talk a little about the "fall turnover". For anyone who may not know, turnover is a phenomenon that occurs every year at this time to all of our area lakes and reservoirs. This is how it normally occurs: As our average daytime and nighttime temperatures go down, the top layer of water in the lake begins to cool. The advent of shorter days and longer nights accelerates this process. With cool water being heavier than warm water, the cool upper layer will eventually "sink" to the bottom of the lake. This in turn forces the warmer bottom layer to the surface. As this all occurs, it disturbs silt and sediment from the bottom of the lake and normally causes the water clarity to decrease. Also, dissolved oxygen levels are affected. All of these factors combined will usually disrupt the fish's feeding habits. The combination of unstable oxygen content, murky water, and changing PH levels will usually negatively affect fishing success for a while. Luckily, the affects of the fall turnover only last a short time. After several days of stable weather, the water conditions should improve and the fish will get back to their normal feeding patterns.

Turnover is a normal occurrence that happens to all lakes in our area. It is a short-lived interruption to some otherwise very favorable fishing conditions. So when these less-than-ideal conditions exist, just be patient and give the lake a few days to stabilize. Overall, the fall of the year is still my favorite time to be on the water.

Remember to catch and release, because a bass is far too valuable of a resource to catch just once. Good luck, Marion

WHAT DOES IT MEAN TO BE A "GOOD NEIGHBOR"

When we think of inspections, no one looks more onto your property than your neighbor. While this is always a great way to look out for your neighborhood, we need to be mindful that sometimes our neighbors may fall short of the demand placed on them in maintaining their home. Please know that the measures in place by the association are meant to work directly with all of us. As a reminder, even though you may not see a change in the situation, it does not mean that it has been overlooked. In some cases, it could be an oversight and the kindest thing to do is talk with your neighbor and see possibly how you can help them. Another option is to reach out to our management company, RealManage, to help in the efforts of resolving the matter. All residents may contact RealManage by going to our RealMange portal; or contact them via email or by phone. Items to consider:



- Trash cans need to be stored out of sight
- All upgrades, additions, landscaping, temporary storage units, replacements of roofing, windows, fencing, driveways exterior paint (color change and freshening of color) etc., need to be submitted on the RealMange Residential Portal. Under the Documentation tab, you will find, the ACC Application. You must have an approval prior to your scheduled scope of work. Please adhere to the documentation that is presented via RealManage's portal and website, and file with approved application. If in doubt, ask your management company.
- Please be considerate when walking your dog in our neighborhood and keep them on a leash. It is a city violation for not adhering to this policy. It is for the safety of you, your dog and others.

Not For Profit

Ever wonder what this phrase means? Well simply a "huge savings" when properly applied to an organization! During this past year, your Board of Directors filed a 501c4 with the our friendly government agencies. This may have taken months to be granted, but working diligently and keeping an eye on the goal, we were able to achieve this status. This means great savings for all of us in Sugar Mill! From a financial standpoint, (which is a monthly task), we will be able to save thousands of dollars; especially when we endure future capital projects and general services. Please know that the steps we take today allow for solid and firm steps tomorrow. We could not do this without the help of you, our neighbors. This is a win for all of us! You should be very proud and excited about the future financial savings. It will not only benefit us today but future generations as well. Congratulations Sugar Mill! It's time to win and transform!



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jay@instx.com

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Jay Harris
Owner/Agent



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.

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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A team of leaders in UROLOGY

Drs. Laura Martinez and Neel Srikishen, board-certified urologists with Houston Methodist Urology Associates in Sugar Land, are dedicated to the treatment of the entire genital and urinary tract. They combine their clinical expertise with the advanced technology at Houston Methodist Sugar Land Hospital to treat the following conditions:

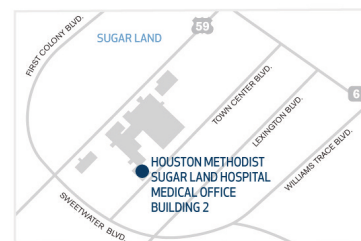
- Erectile dysfunction
- Female urology
- Infertility/vasectomy
- Kidney/bladder conditions
- Kidney stones
- Prostate issues
- Urinary symptoms
- Urologic cancers



Laura Martinez, MD
Urology



Neel Srikishen, MD
Urology



SCHEDULE AN APPOINTMENT

16659 Southwest Fwy.
Medical Office Building 2, Suite 401
Sugar Land, TX 77479
houstonmethodist.org/spg
281.746.6611

HOUSTON
Methodist
SUGAR LAND HOSPITAL



Sugar Mill HOA c/o RealManage
 16000 Barkers Point Suite 250 Houston, TX 77079
 Maria Leal, Community Association Manager
 281-531-0002 / www.realmanage.com

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Advertise in this newsletter. For details, contact Prepared Publications at (281) 652-5802 or info@preparedpublications.com.

Safety In The Community

Holidays are a great time of the year but also a time when theft and crime increases. Please be vigilant and watch out for yourself and your neighbors, taking the following ideas into consideration:

- 1) Shop before dark and coordinate trips with a friend.
- 2) Never park in an unlit lot or area, no matter how convenient it is.
- 3) Remove all valuables from your vehicle.

These are just a few reminders, as we approach the most "busiest time of the year." Enjoy the Holidays!

MARTHA'S

TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

Helping buyers and sellers fulfill their real estate dreams for 32 years.



While it's true that most homes tend to sell in spring or summer, this shouldn't discourage potential sellers from listing a home in fall. Think about these tips and tricks to make your home more appealing to buyers as the leaves start to turn. **Brighten up the place.** Colder months can feel dreary. To take advantage of available natural light, keep your blinds and curtains wide open for showings. The more natural

light shining into your home, the more attractive it will look. Consider adding a little sparkle by cleaning your windows. Also, think about using different types of light bulbs to add extra brightness to your living spaces. And don't forget about outdoor lighting! With the sun setting earlier, a well-lit exterior is a must for viewing your home in the afternoon or evening. **Take care of exterior aesthetics.** Piles of leaves can make the exterior of your property look messy. Colder months tend to make most outdoor areas look dull or dreary, but remember to keep things clean for any photos taken of your home or for any viewings. **Color.** Include color by planting winter plants like pansies and ornamental cabbage.



Martha Lusk, CRS, ASP
 Realtor, Re/Max Southwest
 Accredited Staging Professional
713.826.2331
 mlusk@windstream.net
Sugar Mill resident for 29 years.

*Experience, Honesty
 and Integrity*



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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.

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