

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.

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:

Sugar Mill HOA Board Members are often asked “I pay \$725 in yearly HOA dues. What does my money pay for?”. The simple answer is many things, some of which might surprise you.

HOA spending falls into three main categories

1. Routine spending for operating the HOA and its facilities
2. Minor repairs and maintenance
3. Major capital projects.

Routine spending for operations totals approximately 65% (\$490,000 per year) of the HOA’s total revenue (\$750,000 per year).

The most significant areas of routine spending are

1. Landscape contract, \$125,000 per year
2. Water usage, \$72,000 per year
3. Swimming pool service contract, \$70,000
4. Management company fees, \$45,000 per year
5. Electricity \$37,000 per year
6. Insurance, \$34,000 per year
7. Tree Trimming, \$20,000 per year
8. Lake Contract, \$16,000 per year



Approximately 11% (\$80,000 per year) of the HOA’s total revenue is spent on minor repairs and maintenance. This includes items such as electrical and lighting, fencing, landscape replacements, irrigation system repairs, lake chemicals and fish stocking, swimming pool maintenance and tennis court maintenance.

The remaining funds (\$180,000) are used for major capital projects. Major capital spending may vary from year to year depending on what capital projects are required. Excess funds that are not used in any year are accumulated in a capital reserve contingency fund for future needs. A recent capital reserve study has indicated that the HOA has sufficient funds and income to pay for future capital projects.

Capital projects completed so far this year include renovation of the main swimming pool building at the Seventh Street pool, revisions to the pumping system at both pools to improve water circulation and water clarity, adding parking spaces at the Lake Center pool and tennis courts, replastering of the infant pool at the Lake Center and replacement of decks on the lake near the Lake Center and on Ragus Lakes Drive.

We understand this is not a simple answer to a complex question, but we hope we achieved our objective of providing insight to all homeowners regarding HOA spending.

Have a safe and enjoyable summer.

Sugar Mill’s Board of Directors

Neighborhood Notables:

Did You Know? Garage Sales Are Prohibited In Sugar Mill

As the weather starts to turn from spring to summer, many people are spending more time outdoors. With the increase in yard work, outdoor recreational activities, and leisurely strolls through the neighborhood, a great American past-time begins to sprout alongside the daffodils and tulips: garage sales. We have all seen the garage sale signs affixed to light poles and tacked to boxes set on the side of the road, all of which are designed to drive traffic to those homes trying to accomplish their spring cleaning through a garage sale. We want to remind homeowners that garage sales are expressly prohibited in the community, per the association's governing documents. Please do not hold a garage sale at your home. Rather, consider using some of the online resources available, such as Ebay and Craigslist to sale your items.



Did You Remember To Lock The Doors?

A home or car burglary can happen in a second. Many times it's a result of the owner leaving their home or car unlocked, making it easy prey for would-be thieves. Here are some tips to make sure you aren't a victim of crime this summer:

Home/Burglary Safety Tips:

- Always keep your garage doors, windows, doors, etc. locked and closed even if you are at home. Many home burglaries are crimes of opportunity. Don't make it easier for burglars
- Get a monitored alarm system
- Install a deadbolt lock
- Install solid doors
- Mark your valuables with an engraver and make a property identification list
- Leave lights on timers when you are out of town
- Use proper exterior lighting
- Have a trusted neighbor collect your mail and newspapers while you are out of town to make it less obvious that you are out of town

Auto Theft/Burglary of Vehicle Safety Tips:

- Lock Your Car and Take Your Keys – don't make it easier for a thief to enter your vehicle. Half of all vehicles stolen in Texas are the result of drivers leaving their keys behind (in what they believe are hidden locations).
- Park in well-lit areas or attended lots. Over half of all vehicle thefts occur at night. Auto thieves do not like

witnesses and prefer unattended parking lots.

- Don't leave valuables in plain view – don't make your car a more desirable target and attract thieves by leaving valuables in plain sight. Secure your valuables in the trunk prior to arrival at your designation.
- Install protection devices – Visible steering wheel locks, ignition kill switches, fuel kill switches, alarms and vehicle tracking devices.
- Never leave your vehicle running to keep it cool while you are away from it or even to run back into your house for just a second



General Safety Tips:

- Make sure you stay aware of your surroundings
- Do not walk around with headphones on so that you cannot hear what is going on around you
- When on a hike and bike trail or in greenbelt areas, stay alert to those around you and if possible be with at least one other person
- If you are in the entertainment district, please make sure you have one reliable person responsible for you getting home safely and to ensure you have someone looking out for you
- When walking alone, have your phone ready in case you need to call for assistance
- If walking at night, have a light or wear light/reflective clothing
- Trust your instincts if you feel something is wrong, don't hesitate to call for help

Always lock your home and car doors. Be safe.

Marion's Fishing Corner

I recently read an article by Ray Sasser who writes for the Dallas Morning News. I found it very interesting, and I would like to share it with you.

Catch and release fishing is a wonderful conservation tool. The only downside to catch and release is that fish may learn to avoid a lure that tricked them. This may explain why fishing can be slow on reservoirs where we know the bass population remains high. It may also explain why new fishing lures are effective until the fish have been fooled by them, often multiple times. Now there is scientific evidence that largemouth bass not only learn to avoid lures, they are more likely to avoid loud, vibrating lures than lures that require a subtle presentation.

The University of Florida conducted a 2012 study that addressed this issue. Graduate students did the research at a private 27 acre lake over the course of four weeks (12 fishing days). Two anglers did all the fishing and were restricted to using just two lures - a chrome and black lipless crankbait and a 4 inch plastic worm - fished weightless on a 3/0 worm hook. The anglers used 20 pound test braided line with four feet of 20 pound test fluorocarbon leader. To negate possible skill difference between the two anglers, they swapped lures every hour. Each fish was tagged with an electronic marker so that it could be identified upon recapture. After 12 fishing days, 260 fish had been caught. The catch rate dropped from 2.5 fish per angler hour when the experiment began to .25 fish per angler hour after 12 fishing days. After 3 days of fishing, the catch rate for the lipless crankbait had fallen from 2.5 fish per angler hour to .5 fish per hour. Catch rates for the soft plastic worm declined from

1.8 fish per hour from the beginning of the experiment to 1 fish per hour at the end of 12 days. The crankbait had the lowest incidence of recapture. Only two bass were fooled twice by this bait. By contrast, the soft, weightless worm recorded 25 recaptures. Five of these fish were tricked more than twice by the worm.



Researchers deduced that while the loud, flashy crankbait recorded higher catch rates when the fishing began, the same flash and vibrations were easier for fish to identify and avoid a second time. With a much slower, more subtle presentation, the bass had a harder time distinguishing the worm as a temptation best avoided. Experienced anglers could have predicted these results. That's why we keep searching tackle shops for better, or at least different, fishing lures. Bass, after all, don't live all that long. The fish that we are casting to in 2014 have never seen lures or colors that were popular 10 years ago. That's why we can revert to old favorites from time to time. Of course, there are days when the fish won't bite anything. Thankfully, there are days when they seem to bite anything.

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.

Sugar Land Police To Educate Parents on Cyber-Crimes

Are you and your child safe from cyber-crimes like sexting and cyber bullying? The Sugar Land Police Department is hosting a free Internet safety class on Aug. 18, from 6:30 to 9:30 p.m., at 1200 State Highway 6. The program is designed to enhance communication between parents and children about online safety. Awareness about the dangers of online threats such as cyber bullying, sexting and Internet predators can minimize the risk of missing or abducted children. Due to the adult content being discussed, parents are asked not bring children to the class. The Sugar Land Police Department invites parents, guardians and community leaders to attend and share this valuable information. Space is limited to 30 people, so reservations are required. For more information or to reserve a spot, e-mail Sgt. Matt Levan at mlevan@sugarlandtx.gov.

The Sugar Land Garden Club Fall Festival to be held September 27, 2014, will feature a kick-off event for "The Great Grow", an elementary school garden competition. Garden Club members visited local area schools in May offering \$100 in start-up garden funds and the opportunity to compete for "The Best School Garden" and a \$500 grand prize. Participants will bring their harvest to market in Spring 2015 at the Imperial Farmers Market where final judging will occur. Another highlight of the Fall Festival will include The Brookwood Community Plant Sale outdoor tent sponsored by Gallery Furniture. The Brookwood Community, "Where Adults with Special Needs Contribute to the World" is a favorite organization of both Mattress Mack of Gallery Furniture and the Sugar Land Garden Club. The new Gallery Furniture store, set to open in Fort Bend County this fall, will house an area for Brookwood Community art work. The Sugar Land Garden Club is celebrating its 20th year of volunteer service at Brookwood Community. Corporate sponsorships and vendor booths are now available in support of this fun filled event.

For more information including Sponsorship and Vendor Forms, visit their web page at: www.SugarLandGardenClub.org or contact Diana Miller, Event Coordinator at 713-724-3113 or dmiller@realtor.com.

Yard of the Month Winners For June & July!

Winners for June: Rand & Debbie Wall at 1004 Sugardale Ct.

Seven years ago after our two boys were married, my husband and I decided to downsize so we purchased a home with a smaller yard in Sugar Mill. I have always believed that a well landscaped yard can make any house look like an inviting home. Our home had a great start with well planned flower beds, but needed some extra touches. Every planting season, I would add a few more plants and flowers. Since it is so hot in Texas, having a nice yard is really hard work. A sprinkler system is so important. Trimming your rosebushes faithfully is also a must for beautiful blooms. The past couple of planting seasons, as much as I love working in the yard I decided to hire a landscaper. I chose the plants and we agreed on the design. The hard work was left up to him. I love seeing beautiful yards and flowers in Sugar Mill because it shows that people care about the neighborhood. Try doing something new in your yard or just hire a landscaper to do a small section periodically. Pretty soon you might just get the Yard of the Month!



Thank you to all the beautiful yard owners and the yard men who plant all the flowers in the common areas in Sugar Mill.

Debbie

Thanks for all your suggestions & you're right that your well landscaped yard makes your home even more inviting! Thanks for sharing Debbie. Happy Gardening & I'll see you around the block, Cheryl Swanson

Winners for July: Todd & Dusty Comb at 623 Greenbelt

Todd and I, with our children, recently moved to the Sugar Mill subdivision on Thanksgiving Day, 2011. Our decision to move here was fueled by the area schools, the desire to be closer to work and the beautiful subdivision of Sugar Mill. While not working or carting the kids around, we both enjoy working in the yard taking particular pride in doing the work ourselves. We both love a variety of different plants and flowers which more times than not lends the finished product to be eclectic but at the same time complimenting each of our individual styles. Thank you very much for the kind honor and generous gift.

All our best,

Todd & Dusty



It's so nice to see that you both enjoy working in your yard together. Thanks for making Sugar Mill even more beautiful than when you moved here in 2011. Happy Gardening & I'll see you around the block, Cheryl Swanson

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

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

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

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



Free Irrigation System Audit

The irrigation audit program is designed to increase the efficiency of your irrigation system and possibly lower your monthly water bill. The City of Sugar Land has contracted with Water Irrigation System Evaluations (W.I.S.E. Guys) to provide Sugar Land residents with a comprehensive evaluation of your irrigation system, at no cost to you. The W.I.S.E. Guys utilize licensed irrigators to evaluate existing residential irrigation systems and make recommendations for improvement to the performance of the system and to the scheduling of the controller to reduce unnecessary water waste. More details at www.sugarlandtx.gov.

DOGGONE It!



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send email to vickih@waynemurray.net.*



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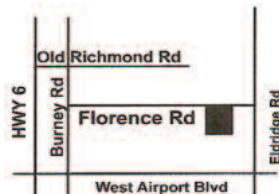
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DON'T LET YOUR FAMILY'S HEALTH FALL OFF YOUR CHECKLIST.

With summer winding down, it's time to think about your mid-year health check. At Houston Methodist Sugar Land Hospital, we are dedicated to providing quality patient care for the entire family because we know you care about your family's health. Put these essential checkups at the top of your list to stay healthy this fall.

- **Annual physical exams** are a vital step to help you and your family live a long and healthy life. Schedule a primary care appointment online at houstonmethodist.org/primarycare or call 713.394.MPCG (6724).
- **A student preparticipation physical** is the best way to start your student's season off safely. Join us on Saturday, August 9 from 9 a.m.- 12 p.m. at Wheeler Field House for Student Physicals & Health Expo. For more information, visit houstonmethodist.org/student-physicals-sugar-land.
- **Baseline concussion testing** enables more individualized treatment of a student athlete in case of concussion. To schedule an appointment, contact Houston Methodist Orthopedics & Sports Medicine at 281.690.4678.

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

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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.



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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.

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