



# TOWNEWEST TIDINGS<sup>©</sup>

Sections 1 thru 4

Volume 18 Issue 4

4th Quarter 2018

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

## BOARD OF DIRECTORS

President  
Jack Goerz

Vice-President  
Linda Torres

Treasurer  
Dennis Shea

Secretary  
Terri Doyle

Member-At-Large  
Lisa Dudley

Managed by:  
MASC Austin  
Properties, Inc.

945 Eldridge Road  
Sugar Land, TX 77478  
(713) 776-1771

April Pitarra,  
Property Manager

## MONTHLY HOA MEETING

are conducted the second  
Thursday of each month. at  
the Towne Hall, 10322 Old  
Towne Lane, beginning at  
7:00 p.m.

**REMINDER:** Please do  
not put trash out before  
6:00 p.m. the night be-  
fore the scheduled  
pickup day. **Garbage  
cans must be stored  
out of public view.**

## PANCAKES WITH SANTA

**S**anta has R.S.V.P. to appear at the  
Townewest clubhouse again this year!  
Old Saint Nick is following up his visit from  
last year to spend time with his young friends  
and hear their Christmas wishes!

On Saturday, December 15th, Santa will be  
at the TWHOA Clubhouse. His helpers will  
be serving pancakes to children as they share  
their wishes with Santa. Bring your children  
and enjoy pancakes and pictures in front of  
the tree from 9 a.m. to 11 a.m.

Christmas is a time to be shared with family

and friends; a time to reflect on the  
goodness and blessings bestowed upon us.  
We encourage you to give back this holiday  
season.

Be safe, enjoy family  
and friends. Most of all  
enjoy your holiday  
season!

MERRY CHRISTMAS  
&  
HAPPY NEW YEAR



## 2019 ASSESSMENTS AND BUDGET

**A**SSessment AMOUNT: \$336.00  
DISCOUNT: 16.00-  
**DISCOUNTED**  
ASSESSMENT AMOUNT: **\$320.00**

### CRITERIA FOR RECEIVING THE DISCOUNT:

**To receive the \$16.00 discount, you must  
comply with the following: NO  
EXCEPTIONS WILL BE GRANTED!**

1. Payment of the entire Discount  
Assessment Amount (\$320.00) must be  
RECEIVED by MASC Austin Properties, Inc.  
by December 31, 2018. An envelope post  
marked December 31, 2018 does not constitute  
receipt of payment.
2. Any account which reflects an outstanding  
balance prior to the 2019 assessment that is not  
paid in full by December 31, 2018 will not be  
eligible to receive the discount.
3. Please write your Customer ID number  
on the lower left corner of your check. Your  
Customer ID number is shown on the invoice.

4. Please make your check payable  
to Townewest HOA, Inc., and mail it in care  
of MASC Austin Properties, Inc., 945  
Eldridge Road, Sugar Land, TX 77478.

5. For online payments please visit  
the website for MASC Austin Properties,  
Inc. at [www.mascapi.com](http://www.mascapi.com).

The 2019 annual assessment are due on  
January 1, 2019, and is late on February 1,  
2019. All past due accounts will be assessed  
a \$35.00 late fee, along with 7.5% per annum  
interest and a \$10.00 per month collection fee  
until paid in full. A letter will be mailed after  
February 15th to all homeowners with past  
due balances. A certified demand letter, with  
a minimum \$25 collection fee being assessed to  
the account, will be sent after March 15th.  
All past due accounts will be turned over to  
the Association's attorney for collection after  
April 15th. The collection process will be  
pursued to the full extent of the law, including  
foreclosure if necessary.

**SAVE MONEY...  
GO FOR THE DISCOUNT!**

## IMPORTANT ACC GUIDELINES, DEED RESTRICTIONS & MORE

**W**hen you purchase your home it is very exciting, thrilling and scary. Most people do not realize when they make a home purchase that has a HOA, CIA, or POA, there are ACC Guidelines and Deed restrictions. A copy of the "Guidelines" are presented to the new owner at closing.

One duty of the board is to enforce the Guidelines. No one is exempt from abiding by them. **NO ONE.** The board handles all violations but are restricted to providing information about a property violation due to the Privacy Act.

The Guidelines may seem harsh but are meant to help maintain Townewest attractiveness and our property values. Buying a home is one of the biggest investments you make in your lifetime. Help protect

your investment and your neighbors.

Violation letters are sent out each month. If you receive a letter and you do not feel like it is warranted, please contact MASC API at (713) 776-1771.

***Have a travel trailer, trailer, motor home, boat in your driveway for a few days? Have a certain day each week for yard work or have a lawn crew? Communicate with MASC API at (713) 776-1771 to possibly avoid receiving a letter.***

The Board would like to thank the residents who correct their violations and maintain their property. Your efforts are appreciated.

Please keep in mind any improvements or revisions to the exterior of your home must be approved prior to any work being

performed. Failure to follow these guidelines may result in immediate removal and/or legal action being taken. If you have questions regarding your renovations, please contact Brittney at (713) 776-1771.

The ACC Application is available on the website: [www.townewest.com](http://www.townewest.com). The application is located under the "ACC Guidelines" tab.

**REMINDER:** When turning in your ACC application remember to include your survey and a drawing of your project if adding to your property.

For more information, contact Austin Properties at 713-776-1771.

Please abide by the ACC Guidelines and Deed Restrictions. Together we make a difference!

## ATTENTION LADIES AND GENTLEMEN, AGAIN!!!

**R**esidents, renters, brokers, landlords, lessees, tenants and homeowners...we would like to **REMIN**D you again!!! It is against the deed restrictions to raise, keep, breed, or otherwise have poultry or livestock of any kind on your property.

Not only is it a deed restriction violation, it is a health issue. You may be raising chickens (and a lot of you are) for your own consumption, ***which would be acceptable if you lived in the country and not a subdivision!***

There are many reasons why raising of farm animals is not permitted in the neighborhood. **IT IS A HEALTH ISSUE.**

Your neighbor could be allergic to animals, the feces smell (not everyone likes the smell of animals) and raising animals attracts other unhealthy animals such as rodents, roaches, possums, raccoons, snakes, feral cats and even coyotes.

We ask all residents to report any suspicious animal sounds, smells, etc., to our property manager, April Pitarra, at 713-776-1771 and Fort Bend County Environmental Control, 281-342-7469.

If you are raising chickens, roosters, ducks, turkeys, other poultry, or livestock remove them from Townewest HOA, as the association board will enforce the deed restrictions as necessary.

Is your landscaping growing over your property line? Hanging over your neighbors property? Guess what? Your neighbor has the right to cut it off their property **without your permission** and you can do nothing about it. **You are in the wrong** if your landscaping is intruding on someone else's property.

So, if your neighbor's landscaping is intruding onto your property, please speak with your neighbor first to come up with a solution. If that is not effective, take pictures and cut it.

People...a little respect goes a long way. Try talking with your neighbors first.

## REPORTING TO PROPER AUTHORITIES IS IMPORTANT

**R**oad and Bridge  
(281) 342-4513 or use  
Connect with Fort Bend App

- Ponding in the streets
- Street/Curb Repair
- Street signs
- Dead Animals

Fort Bend MUD #2 Water/Sewer

- Billing (281) 290-6507
- 24-hr Report Leaks, Sewer (281) 290-6503
- Storm Inlets
- Manholes

Austin Properties  
Property Manager, April Pitarra  
(713) 776-1771.

Please report issues with:

- Property
- Pool
- Park
- Landscaping in common areas
- Group homes

You may report anonymously.

WCA (trash & recycling services)  
(281) 368-8397

- Replacement carts

Trash Guidelines, please log onto  
[www.fortbendmud2.org](http://www.fortbendmud2.org)

*Reporting to the proper authority will help resolve the issue more efficiently.*

*By not reporting or communicating an issue affects everyone.*

*If you are uncomfortable to report an issue, please ask a family member, friend or someone you trust to report it for you.*

## VOLUNTEERS/COMMITTEES ARE ALWAYS APPRECIATED

**W**e are looking for volunteers for the following committees. Any time you can spare is appreciated.

- Yard of the Month
- Social Events
- Playground/Park
- Street Lights/Area Lighting
- Landscaping
- Newsletter/Website
- Pool Area

Please contact April at 713-776-1771 to sign up!

Come meet new people in your community and help make Townewest a great place to live.

Come be a part of the team!

## HOLIDAY LIGHTING CONTEST

**I**t is that time of year again! Holiday Lighting Contest! For those of you who brighten our neighborhood this holiday season, you will be eligible for the Lighting Contest!

judging the beautiful displays in Townewest. There will be four winners. A sign will be placed in each yard identifying the winners. Each winner will receive a \$50.00 gift certificate from Home Depot.

Board@townewest.com!

We would love to hear your choices! Good luck to all who light it up!

Between December 15th and the 19th, our committee will be out

Want to send in your choice for best lights? Email us at

Thanks to those who beautify this holiday season.

*SIGNAGE INCLUDING GARAGE SALE, OTHER ANNOUNCEMENTS, AVERTISING, LOST PETS, SERVICES, OR EVENTS SHOULD NOT BE ATTACHED TO ANY STOP SIGN OR STREET SIGN. REMEMBER TO PICK UP ANY SIGNS YOU MAY PUT UP.*

Please be respectful of your neighbors. Do not blare music (**Fort Bend County has a noise ordinance**), block driveways or sidewalks, park illegally, stand or walk on people's lawns, litter lawns or streets. Common courtesy goes a long way!

## IMPORTANT PHONE NUMBERS

Emergency.....911  
 Ft. Bend County Non Emergency  
 Sheriff, Fire, Ambulance.....281-341-4665  
 Northeast Ft. Bend County  
 Fire Department.....281-341-4665  
 Ambulance.....281-341-4665  
 FBC MUD 2 Patrol.....713-504-1978  
 Medical Transportation Program....877-633-8747  
 MASC Austin Properties, Inc.....713-776-1771  
 Poison Control.....800-764-7661  
 Fort Bend County Courthouse.....281-341-3710  
 Animal Control.....281-342-1512  
 Ft. Bend Road/Bridge Repair.....281-342-4513  
 TX Environmental Waste.....281-368-8397  
 Recycling Center.....281-342-5226  
 Reliant Energy.....713-207-7777  
 Reliant Energy Entex.....713-659-2111  
 Fort Bend MUD #2 (Billing).....281-290-6507  
 (24-hr Report Leaks, Sewer).....281-290-6503  
 WCA (trash & recycling services)...281-368-8397

### Schools:

Townwest Elementary.....281-634-4480  
 Barrington Place Elementary.....281-634-4040  
 Sugar Land Middle School.....281-634-3080  
 Kempner High School.....281-634-2300

**WWW.TOWNEWEST.COM**

## CLUBHOUSE RENTAL

**Homeowners and Tenants: The clubhouse is available for rental! Please contact Veronica Navarrete with MASC Austin Properties, Inc., 713-776-1771. All reservations must be made between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday**



Please note that reservations are on a first-come, first-served basis. A \$225.00 rental fee and \$350.00 deposit must accompany all reservations.

## MONTHLY MEETING

Board of Directors Meetings are conducted the second Thursday of each month. The meetings are held at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

Townwest HOA  
 c/o MASC Austin Properties, Inc.  
 945 Eldridge Road  
 Sugar Land, TX 77478

**PRSRRT STD  
 US POSTAGE PAID  
 SUGAR LAND TX  
 PERMIT NO 500**

### CURFEW FOR MINORS IN EFFECT

A curfew for minors in the unincorporated area of Fort Bend County Municipal Utility District No. 2 is in effect.

For more information on the curfew, please log on to: [www.fortbendmud2.org](http://www.fortbendmud2.org), click on District and click on "Signed Order" or call Patrol @ 713-504-1978 for a copy of the Signed Order.

### HAVE A QUESTION?

**WWW.TOWNEWEST.COM  
 IS YOUR SOURCE  
 FOR NEWS, DEED RESTRICTIONS,  
 DOCUMENTS, CONTACTS, MINUTES, ACC  
 AND MUCH MORE!**

### NEED MORE INFORMATION?

Call Austin Properties  
 at (713) 776-1771  
 9 am to 5 pm  
 Monday - Friday

Spanish translators  
 are available.

**LEASH YOUR PET! IT IS THE LAW! LEASHING  
 YOUR PET IS REQUIRED. NO PETS SHOULD EVER  
 BE ALLOWED TO ROAM ANYWHERE WITH THE  
 EXCEPTIONS OF DOG PARKS OR ON YOUR  
 PROPERTY.**

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