

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.

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

NEW-Pool Committee
Meetings are held the
second Tuesday of each
month in room 600 at
7:30PM. The Pool
Committee does not meet
in December.

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.



www.sugarmillhoa.net

From The Board:

On behalf of the Sugar Mill Board of Directors, we would like to thank our wonderful committee volunteers, our kind and respectful homeowners, and our many vendors and city employees who helped us keep our community safe and beautiful. 2015 was a difficult year for many, with the oil prices dipping so low, and we wish you all a more prosperous 2016.



Holiday Reminders: As you get ready to make your home sparkle like Las Vegas for the holiday season, please be mindful not to shine lights at your neighbor's windows, and also please be aware that Christmas decorations may only be displayed after Thanksgiving, and must be taken down one week after the holiday (typically New Year's Day). For all other holidays throughout the year, decorations must be removed within one week after the holiday passes.

We were fortunate to have mild weather going into the 2014 holiday season, so residents displayed an abundant spectacle of lights, showcasing their holiday spirit with creativity and imagination. We'd like to thank everyone who decorated for the holidays, and we are grateful that all of you have chosen Sugar Mill as your community.

Modifications Require Permits: Projects that involve altering, repairing, constructing, or moving a structure require a City of Sugar Land permit. It is the responsibility of the property owner to obtain the proper permits before construction begins. Please contact the Permits and Inspections Department at 281-275-2270 for more information. Please remember that all modifications (including painting) to the exterior of your home or property must also have Sugar Mill Architectural Control Committee approval, prior to beginning.



Junked Vehicles: A junk vehicle is defined as one that has an expired license plate or inspection sticker, AND is wrecked, dismantled, or discarded, or is inoperable for more than 72 hours, if the vehicle is on public property; or 30 consecutive days, if the vehicle is on private property. Please report all junked vehicles to the City online at <http://www.sugarlandtx.gov/index.aspx?NID=1298>, and/or contact Terri Salter, Sugar Mill's property manager (contact info on cover page of this newsletter).

Boat Ramp: If you do not live on the lake, but have a small boat (under 14 feet in length) that has an electric motor, or a canoe or kayak that is under 17 feet in length that is human-powered, the only boat ramp within Sugar Mill, is located on Lakeway, off of Spinnaker Way.

From The Board (continued)

Great Way to Stay In Touch: I recently learned about a nifty website called **Nextdoor.com**. There are currently about 200 Sugar Mill residents who have joined (it's free), and when someone needs a plumber recommendation, people within Sugar Mill respond. When someone lost their dog, the people who found it responded. If you have something to sell, you can post it in their classified section. Again, this is free of charge, but can be a powerful tool since you can specifically target just Sugar Mill residents, or you can target neighboring subdivisions as well. We encourage everyone to join!

Tree Trimming: Property owners are required to trim trees in accordance with the following guidelines:

- Where the tree overhangs a residential street, there must be a clear space under the tree that is 12 feet above the street surface.
- Where the tree overhangs a residential sidewalk, there must be a clear space under the tree that is 8 feet above the sidewalk surface.
- Where the tree overhangs our Sugar Mill lake, there must be a clear space under the tree that is 7 feet above the bulkhead so that a boat with a standard canopy may travel under the tree without the tree hitting its canopy.

Both the City of Sugar Land, as well as the Sugar Mill management team, routinely monitor to ensure trees are in compliance.



Rental Property Owner Requirements: If you own any rental property in Sugar Land, as the property owner, you will have to meet a few requirements under the city's rental program including:

- Annually filing an application for a rental license and paying \$87 licensing fee.
- Submit to a property inspection by the City to ensure that you are maintaining your property in compliance with all city codes relating to health, sanitation, and property maintenance.
- Remedying any violation of city codes found on your property.
- Not renting your unit to a registered sex offender if the unit is within 2500 feet of an area designated as a child area under Article XI, Chapter 3 of the Sugar Land Code of Ordinances.

Owners of unlicensed rental properties can be fined up to \$500 a day for each day that the unit is rented without a license. Water service will also not be provided to rental properties not having a license. For more information, contact the City of Sugar Land Rental Licensing Program at (281) 275-2785. You may also call that number if you wish to report a rental property you suspect may be in violation of this ordinance.

Important Reminders: Tell your kids you love them, eat your vegetables, drive slow through the neighborhood, get out there and exercise (inactivity leads to rust), and whatever you do - don't feed the ducks!!

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!!

Thanks,
Sugar Mill's Board of Directors



Marion's Fishing Corner



The Fall Turnover

Autumn is finally here, and summer patterns are quickly fading. With this in mind, I think that it would be

pertinent to revisit a topic that we discussed last fall. It's time for area lakes to "turnover", and here is a brief explanation:

Every year at this time, our area lakes experience a phenomenon known as "fall turnover". What exactly is turnover? Well, in a nutshell, this is what usually happens. 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 the 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 of water to the surface. As this 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. Within a few days, the water will usually stabilize and the fish will get back to their normal feeding habits.

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 conditions exist, just be patient and give the lake a few days to stabilize. The wait should be well worth it.

Remember to always catch and release, because a bass is far 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.

Disposing Of Unwanted Boats

If you have a boat that you no longer want, and are unable to sell or give away, please contact Charles Austin of Jr D Construction (281) 491-2202 and they will meet with you and give you a price for how much they would charge to properly dispose of your boat.

Online Shopping Safety Tips:

Mall shopping is not the only place to remember safety! Shopping online also has its dangers.

- Make sure you have current anti-virus installed on your computer.
- Never save your information on your computer and don't save your passwords.
- Know the company's refund and return policies before ordering. Are there restocking fees? Do you have to pay shipping costs on returns?
- Do not rely on pictures of a product on a website. Read the description and check model numbers, if applicable.
- Be cautious of free or very low-price offers. Often, free offers are followed by an open-ended enrollment in a program that automatically bills your credit card account every month. Before ordering anything online, make sure you click on and read all terms and conditions.

Holiday Safety Tips

From Officer Eric Babnew,
Beat 1 Crime Prevention
Officer

It's that time of year again. The Holiday shopping season is in full swing. Whether you are headed to the mall or boutique shops, here are a few tips to keep you safe this holiday season.

- Be aware of your surroundings. Look for suspicious persons, etc. when you are in any area.
- Stay off the phone while shopping or walking to/from your car. This distraction makes you a target to thieves.
- Remember where you parked your car. Being unable to locate a car can cause you undue confusion and stress that may present you as a better target to a criminal. *Note* take a picture of your parking location (section number and mall entrance) on your cell phone. This will make it easier to find your vehicle later.
- Park in an area that is well lighted. If you are shopping at a mall, keep in mind what time the store closes that you entered through from the parking lot.
- Shop in pairs at the very least. Take a friend or family member shopping with you. There is something to be said for safety in numbers.

Congratulations! Yard of the Month Winners For October and November!

Congratulations Winners!



Winners for October 2015:

Paul and Heather Davey at 1139 Lake Estates were awarded the "Yard of the Month" for October and received a \$25.00 gift certificate from Caldwell's Nursery in Rosenberg.

Winners for November 2015:

Jack and Lori Lowe at 1002 Milestone Ct. received the November "Yard of the Month". When I met Jack & Lori they were working in their yard, it's wonderful to see couples enjoying the outdoors and making such great improvements in their landscape. Lori is a teacher and loves to work in her yard & says, "it's her therapy".



We are all lucky to live in Sugar Mill, and we really appreciate such caring families! Happy gardening and 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
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

Did You Know?



Bulky Waste pick up day in Sugar Mill has been changed to the first Tuesday of the month. Monday is Trash and Green Waste day and Thursday is Trash and Recycle day.

**I DOUBLE DOG DARE YOU
TO CALL VICKI**



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



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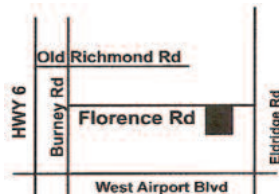
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For more information:
(281)-578-POOL (7665)
swimlessons@aquatico-pools.com





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4665 Sweetwater Blvd., #105
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We're heading into the cooler seasons, but the Houston market is still nice and warm. Let's visit soon and map out a stressless move on that trail ride of selling and buying your next home.



COUNT ON US WHEN MINUTES COUNT

In a cardiac emergency, a fast, comprehensive response can be the difference between life and death. That's why our Heart & Vascular Center offers the most advanced cardiac care program in the area.

In fact, we're the only hospital in the Fort Bend area to provide 24-hour-a-day, seven-day-a-week interventional cardiology and cardiac surgery services. Also, because we consistently exceed national standards in the most critical components of cardiac care, we're a nationally accredited chest pain center.

In a cardiac emergency, there's only one place you need to be — **Houston Methodist Sugar Land Hospital**. That's the difference between practicing medicine and leading it.

CALL 9-1-1 IMMEDIATELY if you experience any of the following:

- Chest pain or pressure (may radiate down arm)
- Shortness of breath
- Nausea, vomiting and/or severe indigestion
- Breaking out in a cold sweat

For more information or for a physician referral, visit houstonmethodist.org/sugarland or call 281.274.7500.

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

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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,
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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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MALL SECURITY (ONLINE VERSION) According to a 2014 Deloitte survey, 55 percent of American consumers say they are concerned about protecting their personal data when shopping online, and 42 percent say they have similar concerns when shopping in stores. With the holiday shopping season fast approaching, consumers need to be more vigilant about protecting their personal data. PC Magazine offers the following tips to shop safely online. If possible, avoid using a debit card for purchases. Most debit cards don't have the same level of fraud protection that credit cards have. If a debit card is all you have, protect your PIN by shielding the keypad with your hand or body. Visit only trusted sites, which are more likely to be se-

cure. Make sure an "https" appears in the site's URL and a lock icon is visibly displayed. Log out of all shopping accounts after completing a transaction. Avoid using a public Wi-Fi for your online shopping and financial transactions. Also use a password manager to create strong, unique passwords for each shopping site. Provide as little information to merchants as possible. Online retailers do not need to know your social security number or birthdate to do business. Purchase gift cards directly from the retailer, not through a third-party source. Some scammers will auction off gift cards on sites like eBay with little or no funds on them. Review online bank statements frequently. If you notice any questionable charges, contact your financial institution immediately. Be safe and enjoy a secure holiday shopping experience.



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*Wishing you and your family
a safe and joy filled holiday!*

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.

*"Your friend in
real estate!"*



Sugar Mill Specialist and Waterfront Specialist