

## From The Board:

### 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.

Happy Holidays from the Board of Directors! We wish you all a happy, safe and healthy season and look forward to the New Year!

Our residents have always done a beautiful job decorating their homes – we look forward to enjoying the season with you.

Here are a few of the opportunities in our subdivision and City:

#### Lighting of the Lake and Boat Parade

Misty Lake residents have historically done an awesome job of lighting up their back yards over the holidays, making for an impressive light show. Join us December 16th for the holiday rendition of the Misty Lake Boat Parade. Any boat with an electric trolling motor is welcome, whether you're a Misty Lake resident or not. We'll meet in our decorated boats by the Lake Pool at 5:30 P.M., and then meander thru the various fingers of the lake. Enjoy the lights on land as well as the lights on the decorated boats. If you don't have a boat, you still have options.

Option 1: Reach out to someone you know who has a boat and hitch a ride.

Option 2: Meet by the dock at the Lake Pool and if anyone has room, we'll do our best to squeeze you in. Since we don't know how many seats will be vacant, please keep in mind that we may not be able to seat everyone on a boat.

Option 3: Enjoy the parade by land. Bring a lawn chair to any of the alcoves or the dock at the Lake Pool and wave as the boats go by. Or, if you know someone who lives on Misty Lake, consider joining them in their back yard.

To all Misty Lake residents: it's that time of year again, give it your best effort and put those lights out once again.

Submitted by the Lake Committee:

Contact: stella-fox@hotmail.com

**Note: Misty Lake is a no-wake lake. Gas powered boats are not permitted.**

#### City of Sugar Land

Saturday Dec 1st from 7:00PM - 9:00PM.  
Opry On The Square. Come out and enjoy Country Now and Then, featuring Holiday favorites with a Country twist that will appeal to all generations of Country Music fans! OpryOnTheSquare.com.

Sunday Dec 2nd from 1:00PM - 5:00PM.  
Photos with Santa. Bring the family out for your free Holiday photo with Santa and Mrs. Claus!

Thursday Dec 6th from 5:00PM - 8:00PM.  
City of Sugar Land's 9th Annual Tree Lighting Ceremony. Enjoy a magical evening of Holiday entertainment with friends and family in Town Square to celebrate the lighting of Sugar Land Town Square's 40-foot Christmas tree. Festivities will begin at 5:00 pm with performances from local musical groups, children's crafts and games, and photos with Santa.

Friday Dec 7th 4:00PM - 8:00PM. Holidays in the Plaza. Be a Secret Santa – Donate to KHOU 11's Secret Santa Toy Drive. Each year, KHOU 11 rings in the holidays by collecting toys to benefit those served by The Salvation Army. From 4-8 p.m. the team from KHOU 11, including Meteorologist David Paul, will collect new, unwrapped toys at Sugar Land Town Square, near City Hall on Plaza Drive.

Also, please see Holiday Happenings on page 3 for more information about holiday events around town.

Happy Holidays,

Sugar Mill's Board of Directors



# City Asks For Feedback: Cameras



Sugar Land's new Online Town Hall is now focusing on feedback for the Sugar Land Police Department's Crime Prevention Camera Program.

Citizens are being asked:

*What are your thoughts and/or concerns regarding the implementation of the Crime Prevention Camera Program that can be considered during the creation of a policy to provide guidance for the use of the system? Please feel free to add your comments about the program.*

Recently approved funding for a citywide Crime Prevention Camera Project will enable police to expand a community partnership that began years ago.

Cameras have long been an effective crime-fighting tool for Sugar Land neighborhoods and businesses. They have successfully served as a deterrent and also a forensic tool to solve crimes after they occur. Continued interest from business districts and neighborhood associations to expand the reach of their cameras recently resulted in funding for a network of similar crime prevention cameras along public roadways.

The license plate recognition cameras planned along entrances to Sugar Land are identical to those which have been used by the City for years in patrol cars and several stationary locations in the Town Center area and City parks. The cameras will be a passive, non-monitored system used to locate suspect vehicles after a crime occurs.

Citizens are encouraged to visit the City's Online Town Hall and share their concerns. Feedback will be used in the development of a policy for the Crime Prevention Camera Program.

Recently launched on the City's website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov), Online Town Hall is easy to use and allows Sugar Land citizens to share ideas and perspectives on specific topics impacting the community and its future. The moderated forum is conducted in a respectful, civil environment that ensures participation from everyone in our City.

During the registration process, residents will be asked for their names and home addresses. This confidential information is used only to identify statements from residents in Sugar Land so that users know which statements are from local residents. Personal information will not be used or shared in any other way.

Once subscribed to the forum, participants will be able to make inquiries and offer comments in a message board format.

Forum participants will only need to register once to participate in this and all future forums. They may read what others are saying and post their own statements. City staff will read the statements and incorporate them into the decision-making process.

## Did You Know? Community Programs

The City of Sugar Land offers a variety of useful community programs to residents:

**55 Alive Program:** The Sugar Land Police Department, in conjunction with the Sugar Land Chapter of the American Association of Retired Persons, regularly sponsors a driving course at the Police and Municipal Court Facility located at 1200 Highway 6 South in Sugar Land.

**Are You OK:** a telephone reassurance program sponsored by the Fort Bend County Sheriff's Office for seniors or disabled citizens of Fort Bend County.

**Child Safety Seat:** The Sugar Land Police Department has taken aggressive steps to protect children by not only actively enforcing child restraint laws, but also training individuals in the area on proper installation of child safety seats.

**Citizen's Police Academy:** Have you ever wondered what it is like to be a police officer? Here's your chance.

**Homeowners Insurance Premium Reduction Program:** A homeowner could be entitled to a premium reduction for homeowner's insurance coverage if in compliance with certain specifications.

**Neighborhood Watch:** Neighborhood Watch is a Community Policing partnership program that rapidly expanded nation-wide in the 1970's to combat significant increases in residential crime.

**Operation ID:** Safeguard your property through engraving. We have a limited number of engravers to loan.

For information about these and other community programs, please visit: [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

## Marion's Fishing Corner

### IS IT JUST ME?

Is it just me, or do we suddenly seem to have a very healthy population of small catfish in Misty Lake? I know that I have really noticed an increase in the number of catfish that I have been catching by accident recently. I say by accident, because I have caught them on crankbaits while fishing for bass. The catfish must be starting to feed heavily in preparation for cold water, just like our bass. I just don't recall catching many catfish on artificial baits in years past, so I'm thinking that the population is definitely on the increase.

I received an email recently from one of our young residents. He said that he and a friend had caught seven catfish on a recent outing, and three of them were large. That's a successful fishing trip, in my opinion.

I'm certainly no authority on catfishing, but here are a few things I've learned. We basically have two kinds of catfish in our lake. We have blue cats, which are blueish-silver in color, and we have channel catfish, which are grayish with

numerous black dots down each side. Both kinds tend to grow very large, but most of the really large catfish caught in Misty Lake have been blue cats. As for baits, there are several options. As I've mentioned, catfish can occasionally be caught on artificial baits, but this is not the norm. Being scent feeders, natural baits are far more reliable when it comes to catching these whiskered-fish. Good baits to try range anywhere from hot dogs to live baitfish to fresh dead shad. Also, the local tackle store has shelves full of commercially prepared cheesebaits, blood baits, and an array of "stink baits". Any of these baits rigged on a #6 treble hook should get their attention.

So if you enjoy catching catfish and don't mind getting your hands a little smelly, this is a great time of year to try. It's all about having fun.

Good Luck, Marion

*Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 18 years.*

Friday Dec 7th from 6:00 PM - 7:30 PM. Holidays in the Plaza  
Enjoy a Holiday performance by the Travis High School Orchestra. Bring your lawn chairs, blankets, friends and family to the Plaza to enjoy your favorite Holiday music.

Friday Dec 7th from 7:30 PM - 9:30 PM. Holidays in the Plaza  
Enjoy a Holiday performance by the Houston Choral Showcase in the Plaza! Directed by Diane Benson, the Houston Choral Showcase performs pop, jazz, swing, show tunes, movie songs, patriotic pieces and holiday tunes, with choreography, staging and distinctive costumes.  
HoustonChoralShowcase.org.

Saturday Dec 8th from 7:00 PM - 9:00 PM. Movie Under The Moon.  
Bring your family, friends & lawn chairs to the Plaza to enjoy a free Holiday movie under the moon - tonight enjoy ELF!

Sunday Dec 9th from 1:00 PM - 5:00 PM. Photos with Santa  
Bring the family out for your free Holiday photo with Santa and Mrs. Claus!

Sunday Dec 9th from 5:30 PM - 7:30 PM. Hanukkah Menorah Lighting and Celebration. Come to the Plaza and be a part of the Hanukkah Menorah lighting and celebration.

Friday Dec 14th from 7:00 PM - 9:00 PM. Holidays in the Plaza  
Enjoy a Holiday performance by the Sugar Land Express Singers in the Plaza! Directed by Jeannie Bryant, this group of local kids will sing an exciting variety of Holiday songs.

Sunday Dec 16th from 1:00 PM - 5:00 PM. Photos with Santa  
Bring the family out for your free Holiday photo with Santa and Mrs. Claus!

## Disaster Planning Resources Online

Disasters can strike at any time. There are steps you and your family can take to help minimize risks from known hazards. Planning now can help save lives later. The Texas Department of State Health Services provides several online tools to help you plan for disasters at [www.dshs.state.tx.us](http://www.dshs.state.tx.us). See below.

**Emergency Plan Form in PDF.** Disasters can strike quickly and sometimes without warning. Your family may not be together in the same place when they happen, so it is important to plan for a disaster in advance. Sit down together and decide how you will get in touch with each other, where you will go and what you will do in different emergency situations.

**Emergency Supply List in PDF.** Being prepared involves more than just knowing what to do during an emergency. You need to have essential supplies that will support you and your family during all types of emergency situations. Use this checklist to create a shopping list for preparedness items and gather the necessary supplies.



# Questions To Ask Before Hiring A Contractor

## It's Race Time In Sugar Land!

USA FIT and the Fort Bend Education Foundation are pleased to announce the Fort Bend Education Foundation will once again be the charity of choice for the USA Fit Marathon, Half Marathon, and Family Friendly 5K in 2013. USAFit has donated \$44,000.00 to the Foundation.

Sugar Land will host the fifth annual event on Sunday, January 27, 2013. Adding the 5K to the event allows athletes of all distances to participate.

The race courses are specially designed to accommodate emerging athletes and fitness enthusiasts of all levels and abilities. For more information about the event, please visit [www.usafitmarathon.com](http://www.usafitmarathon.com).

Would you like to be involved?

The organizers will need 200 volunteers and would love to have your help. Dedicated volunteers and entertainers are needed. Student bands, cheer leaders, choirs, ROTC, and all other groups are also wanted.

You can get more information and register online at [www.usafitmarathon.com](http://www.usafitmarathon.com). Use the discount code "FBEF" and get \$10.00 off the Marathon or Half Marathon registration and/or \$2.00 off the 5K registration.

For all of the excitement of choosing plumbing fixtures, cabinets, and tiles for a remodeling project, the most important decision you make won't involve color swatches or glossy brochures. It's the contractor you pick that makes or breaks the job. That choice will determine the quality of the craftsmanship, the timeliness of the work, and the amount of emotional and financial stress the process puts on you. To make sure you're getting the best contractor for the job, here are some questions to ask the candidates.

### Will you itemize your bid?

Many contractors prefer to give you a single, bottom-line price for your project, but this puts you in the dark about what they're charging for each aspect of the job. For example, let's say the original plan calls for beadboard wainscot in your bathroom, but you decide not to install it after all. How much should you be credited for eliminating that work? With a single bottom-line price, you have no way to know. On the other hand, if you get an itemized bid, it'll show the costs for all of the various elements of the job—demolition, framing, plumbing, electrical, tile, fixtures, and so forth. That makes it easier to compare different contractors' prices and see where the discrepancies are.

### Is the bid an estimate or a fixed price?

Homeowners generally assume that the bid they're seeing is a fixed price, but some contractors treat their proposals as estimates, meaning bills could wind up being higher in the end. If they call it an estimate,

request a fixed price bid instead. If they say they can't offer a fixed price because there are too many unknowns about the job, then eliminate the unknowns.



### How long have you been doing business in this town?

A contractor who's been plying their trade locally for 5 or 10 years has an established network of subcontractors and suppliers in the area and a local reputation to uphold. That makes them a safer bet than a contractor who's either new to the business or new to the area—or who's planning to commute to your job from 50 miles away.

It's not only the answers to these questions that will help you judge potential contractors—it's the way they answer them. Were they easy to talk to and forthcoming with details or did they hem and haw and make you ask more than once? Difficulty communicating now means difficulty communicating on the job later. But clear, timely and thoughtful responses—combined with terrific references, great completed work that you've seen, and a smart take on your project—may mean you've found the right professional for your job.

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Website: [www.annaye.com](http://www.annaye.com)



# 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	713-628-6991	debrablesener@gmail.com
Open	Asst. Secretary		

MASC Austin Properties, Inc.  
13726 Florence Road  
Sugar Land, TX 77498

Terri Salter  
Property Manager  
713-776-1771 / [TSalter@mascapi.com](mailto:TSalter@mascapi.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

## Taking A Home Inventory

A theft, flood, fire, or other casualty loss is devastating enough. Now imagine trying to list from memory for your insurance claim every single item that was damaged or destroyed. The task becomes less daunting if you create a home inventory in advance and keep it in a safe place.

Creating a home inventory can be done with pencil and paper alone, but a digital camera and camcorder make the job easier. A household inventory is a list, preferably with photographs, of everything in your home. Set aside enough time to review your insurance policies, dig up receipts, document your possessions, and figure out where you'll store your records. One day should be sufficient.

From appliances, plates, and glasses to collectibles, rugs, and furniture, the average home is packed with an array of items collected over the years. And while you may be able to list many of them in a pinch, chances are you'd miss some important possessions if you ever needed to reconstruct your home's contents from memory.

Your job doesn't end once you've compiled a home inventory, a detailed list of

everything in your household. Be sure to compare estimated values to your policy's coverage to ensure that you'll be able to replace your belongings in case of damage or theft. In some cases, you can purchase additional coverage if the value of your possessions exceeds the limits on your homeowners, flood, or other disaster policy.

### Take photos and video of possessions

A picture can be worth more than just a thousand words—it can add up to thousands in cash if you ever need to file an insurance claim. Experts recommend using a digital camcorder or camera to take pictures of each room to document your belongings. Remember to open up your cupboards and drawers.

Homeowners can literally walk from room to room and record narrative descriptions of items. You should note whether something is an antique, for example, or if it has other qualities that make it especially valuable such as the size of a television screen or the type of stones in a piece of jewelry. Get close-up shots of serial numbers on electronics, power tools, and the like.

Filling in a printed checklist with serial numbers, brands, quantities, and estimated values will prove indispensable if an insurance claim ever needs to be filed. The adjuster will likely ask for such a list, and you can use the video or photos as proof of ownership.



Of course, such documentation is useless if it's destroyed in a natural disaster, consumed by fire, or stolen along with your personal computer. Using digital media allows you to store the files on online backup services like Carbonite.com or iBackup.com in case your home is destroyed.

If you'd like to save the \$10 or more per month these services typically cost, you could also save the files on a USB drive that's kept in a safe-deposit box, at a relative's home, or in your emergency bag. The bag should include essentials your family needs in case you're forced to flee on short notice.

It's always a good idea to plan ahead!



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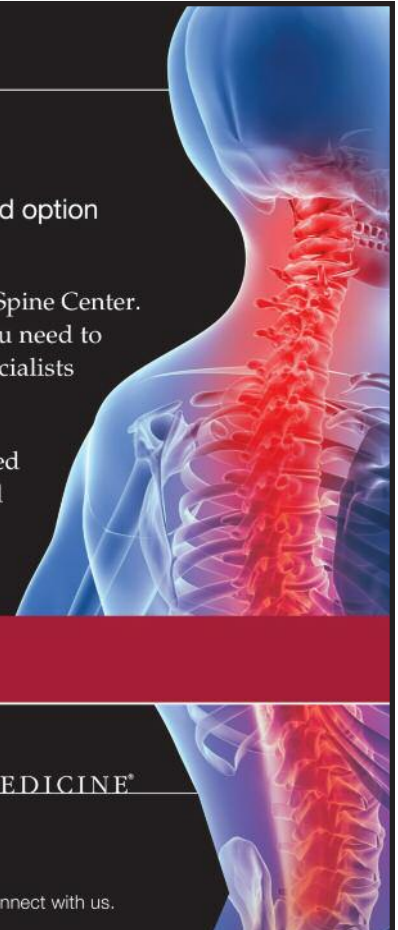
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## MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING



### BATHING BEAUTY

The bathroom, big or small is one of the rooms in your house that gets a lot of attention from you, your family, friends and potential buyers. And as one of the most popular rooms in the house, it deserves an update every now and again. Even if renovations aren't in your plans,

there are some easy ways to update it on a budget. The key is to revamp focal points, such as mirrors or rugs and then focus on unique additions.

Consider these tips from Apartment Therapy: Start by replacing the mirror — a bathroom staple — with a more contempo-

rary shape and style. For big impact with minimal effort, reduce clutter on the bathroom counters by repurposing mason jars from the kitchen to hold makeup brushes, pencils, small combs or extra toothbrushes. Store makeup or other odds and ends in stylish mini baskets or ceramic pots. To refresh the counter without replacing it, change out the fixtures and accessories like the soap dispenser and towel rack.

Pull together the entire bathroom with complementary or matching hues for bathroom essentials such as towels, washcloths and a shower curtain.

Treat your bathroom like any other room in the house. Use framed postcards, vacation photos or pressed flowers to create inexpensive artwork to deck the walls. Consider repurposing other household items to give the bathroom a welcoming vibe, such as wine racks for rolled up towels.



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### DID YOU KNOW?

The U.S. Postal Service delivers more than 15 billion cards and packages between Thanksgiving and Christmas Eve.



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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