

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.

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.

From The Board:

“Why Am I Receiving Letters From The Homeowners Association?”

Sugar Mill is what is commonly referred to as a “Deed Restricted Community”. Each of the ten sections of Sugar Mill has Declarations of Covenants, Conditions and Restrictions specific to each individual section. These Declarations were put in place by the original developer of Sugar Mill, as each section was developed. When a home in Sugar Mill is purchased, the individual(s) purchasing the home sign legal documents stating that they will abide by the Declarations put in place by the developer. Homeowners are responsible for ensuring that renters of their home abide by the Declarations.



During the past 30 years, the Board has issued Guidelines to supplement the Declarations. These Guidelines are filed with the Fort Bend County Office of Public Records of Real Property. For example, the Board issued a Guideline for display of flags due to recent changes in state laws.

The Declarations and Guidelines are enforced by the Board in order to preserve Sugar Mill’s property values and keep our community a safe, comfortable, and attractive place in which to live. We are not trying to “pick on” homeowners when violation notices are sent. Fortunately, most violations are corrected after the first violation notice is sent. Our most frequent violations involve improper storage of trashcans (they should not be stored in any area visible from the street) and leaving yard waste on the curb for pick-up prior to Sunday evening after 7 PM.

MASC Austin Properties (Sugar Mill’s management company) conducts weekly inspections of Sugar Mill. If violations of the Declarations or Guidelines are found, a notice will be sent to the homeowner asking them to correct the violation. If the violation is not corrected, the homeowner will receive a certified letter from the HOA requesting immediate action to correct the violation. Violations that are still left uncorrected are then turned over to the HOA’s attorney and the homeowner may face legal action to force correction of the violation. Attorney costs and legal fees are added to the homeowner’s account.

Homeowners should also note that the Declarations and Guidelines are different for some sections of Sugar Mill. For example, permanent basketball goals are allowed in sections 1,2,3 and 8 only. If your home is not in one of these sections, then you are not allowed to have a permanent basketball goal. Temporary basketball goals are not permitted in any section.

Homeowners should remember that any exterior modification to their home requires prior approval of the Architectural Control Committee (ACC). This includes such activities as (but not limited to) putting on a new roof, painting the exterior of your home, adding a deck or swimming pool, putting up a new fence, and modifying landscaping. Getting approval from the ACC prior to starting work ensures that the work done will be in compliance with the Declarations and Guidelines and will prevent additional homeowner expense to correct possible violations due to unapproved work.

Copies of the Declarations, Guidelines and ACC submittal form can be accessed via the Sugar Mill website www.sugarmillhoa.net via the Documents section. Please take some time to review the information specific to your section of Sugar Mill. Remember that the Declarations and

From The Board (continued)

Guidelines are in place to make Sugar Mill is a better place to live for all residents. The Board asks for your cooperation in correcting any violations after you are notified.

Results of the Sugar Mill Annual Meeting: There was one position available for a three-year term, and Ceanne Ochel was re-elected to serve on the Board of Directors. Numerous vendors provided very generous door prizes (please see page 3 for a picture of the winners). We tried to prevent the meeting from running beyond 2 hours by providing everyone with detailed handouts so that we did not have to review all that material at the meeting. Next year, we will be better about ensuring that invited speakers keep their discussions brief. We thank all the residents who either attended the meeting or submitted their proxies this year. Next year, we promise to attach proxy completion instructions since these forms can be confusing. We were able to achieve a voting quorum at the meeting because so many proxies were sent in. Thanks everyone!!

**THANK
YOU**

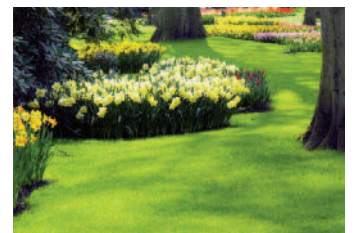
HOA Walls have been pressure washed! We would like to thank everyone for their patience while we try to determine the best course of action for beautifying the HOA-owned, cement panel walls. Until a long-term solution has been decided on, the walls have been pressure washed. Many long-term solutions are being considered, and we thank the many residents who have provided Terry Salter with ideas. Among the ideas we are considering are:

- (1) Plant Asian Jasmine to the bare areas. Once established, this low-growing, shade-loving ground cover will cover all the dirt, thus preventing it from splashing up against the wall. It will also help keep the sidewalks mud-free.
- (2) Plant a climbing, cold-tolerant ivy to grow along the walls (once the soil has been covered up). This would completely eliminate all pressure washing/painting costs because the walls would no longer be visible.
- (3) Paint the walls brown so that dirt will not be as obvious. We have tried a color that matches the fences on a section of cement wall that is on the right side of Jess Pirtle, just before the shopping center at Eldridge Road.

We know some of you are growing impatient, and want the walls immediately beautified, but this is a very expensive task and we want to make sure we are spending your HOA dollars wisely. Our goal is to beautify the walls using a cost-effective, aesthetically pleasing, long-term solution.

Boats: Please make sure all boats are free of water so that they do not become mosquito breeding grounds. Boats that are in the water must be properly tied at the front and back, and are not permitted to be tied to, or leaned up against a fence. No more than 2 watercraft are permitted per home. Boats must be properly maintained, must be free of mildew, and may not have torn/worn seats, covers or canopies. If you have a boat that you no longer use and wish to get rid of, please contact Charles at Jr. D Construction at (281) 491-2202, who will remove the boat for a small fee, or try sending out a free post in www.nextdoor.com to see if a neighbor wants it!

Lawns: Now that the growing season is here, please remember that lawns must be mowed weekly, and kept in a neat and manicured fashion. Weeds and wild flowers, such as blue bonnets and buttercups, are not permitted to grow in lawns. Bald spots must be re-sodded/re-seeded and returned to full grass coverage. Proper maintenance, including watering, fertilizing, and disease control, must be applied as needed so as to maintain good lawn appearance. Lawn borders must be kept neatly edged, including, but not limited to: walks, driveways, buildings, flower beds, posts, manhole covers, etc. Grass runners are not allowed to extend beyond the lawn border or over the bulkhead or curb. Grass clippings must be removed from driveways, sidewalks and streets, and may not be blown or swept into the lake, street, sewers, or used as mulch in tree rings or flower beds. Refer to the Residential Landscape Guideline at www.sugarmillhoa.net for more details.



Do you have mobility difficulties? If so, we want to be sure you are aware of Sugar Land's Cart Assistance Program. This is provided to residents who have a physical condition which prohibits them from moving the garbage and recycle carts to the curb for collection. Residents can enroll in this program by completing the application found at <http://www.sugarlandtx.gov/index.aspx?NID=519>, or call (281) 275-2450. The application must be certified by a medical doctor.

Smoking: Did you know it is illegal to smoke at an open arena, a public park, or at Town Square?

Fun for the Kids! If you're looking for something fun to do with the kiddo's, I just learned that Lowe's is holding Build & Grow Kid's Clinics. They work with the children to build wooden birdhouses, wooden monster trucks, and other items. Visit www.lowesbuildandgrow.com. The kids get a free apron, goggles, and a patch. The clinic is free, but you must buy the inexpensive kit at Lowes.

Continued on page 4

Marion's Fishing Corner



CRANKBAIT BASICS

All across the state of Texas, the spawn is over and bass have transitioned to post-spawn patterns. The rigors of pro-creation are over, and gamefish are wanting to replace lost body mass. This is a great time to throw fast moving baits such as spinnerbaits, bladed jigs, and crankbaits. Of this category of baits, crankbaits are by far my favorite. With this in mind, I'd like to share a few basic tips on fishing these highly effective lures.

ACTION - Match the wobble of your crankbait to the clarity of the water. If the water is off-color or actually muddy, you need to send out as much vibration as possible to help the bass locate your bait. Remember that the wider the diving lip of your crankbait is, the harder the bait vibrates.

SOUND - dirty or off-color water can be ideal when you want a crankbait to rattle. In clear water, a bait with no rattle will usually product better results.

COVER - you will get more strikes by bumping off of wood, brush, and rock cover than simply fishing above or along side of these objects. And yes, you will get

hung up on occasion, but the results can be well worth it.

COLOR - Try to match the colors of the natural forage in the lake. Shad, bluegill, and crawfish patterns are always standard. Under low-light conditions, try a bright chartreuse/black-back colored crankbait.

HOOKS - Some crankbaits are equipped with thin-diameter hooks. Under most conditions, these hooks do an adequate job of hooking and landing fish. If, however, you experience frequent short strikes or lost fish, you can easily replace the existing hooks with replacement hooks that are one size larger. This should improve your catch ratio without affecting the swimming action of your bait.

So these are just a few things that you might consider on your next outing. Hopefully they can help you become a more effective angler.

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

Good luck, Marion

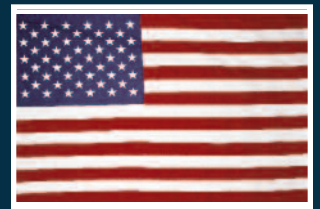
Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 24 years.

Upcoming Events



Dragon Boat Festival

Looking for a FREE, super-fun, family event? Attend the Dragon Boat Festival – teams will race traditional Hong Kong-style dragon boats along Brooks Lake in Sugar Land. The annual event is on May 7th & 8th, and features food, live music and cultural performances. The event location is Fluor Daniel Drive @ Creekbend Drive, near Highway 6. For more information, go to www.texasdragonboat.com.



Memorial Day Event

Monday, May 30th, 2016
from 10am-12 noon
Sugar Land Memorial Park
15300 University Blvd.
The program will begin with a one hour patriotic music presentation, starting at 10 a.m. During this time, attendees will also have the opportunity to visit on-site exhibits and participate in activity stations. At 11 a.m. the official ceremony will commence and will include tributes from members of the community and words of remembrance from our local veterans. Educational and commemorative activities will take place throughout the event.

Annual Meeting Sponsor Drawing Winners!



Congrats To The Winners!

15 winners of the 24 gift certificates at the 2016 annual Sugar Mill HOA meeting. Plus, several sponsors and Sugar Mill residents Mike Valdez, Vicki Haislup and Martha Lusk.

From The Board (continued)

Water Aerobics: If you haven't signed up yet and are interested in taking water aerobics at the 7th street pool (morning and/or evening classes) from June through August, contact Peggy Schippers at (281) 242-2398 or peggys20@hotmail.com or Terri Salter at Austin Properties at tsalter@mascapi.com. More details will also be offered at www.sugarmillhoa.net at the News/Events tab, as they become available.

Pool Party Reminders: (Sugar Mill residents only and Pool ID Cards required for entry)

Splash Day - Sat. May 7 at 3pm - Bring the kids to slide down our newest addition to the Lake Pool. We will have a DJ, hot dogs and lots of prizes!!

Adult Hawaiian Luau - Sat. June 4 from 7-10pm - Can you go under a limbo stick? Bring a dish to share. This is a pot-luck mixer for our adult residents only, no glass or alcohol, please. If you dress the part, you might win a prize!!

Dunkin and Donuts - Mon. June 6 at 9am - A morning party with coffee and donuts for stay at home parents and kiddos.

And remember – without volunteers, we cannot have parties! Please contact Peggy Schippers at (281) 242-2398 or peggys20@hotmail.com, if you wish to volunteer. It will be greatly appreciated by all!

Get your 2016 Pool ID cards . . . All residents (renters & homeowners) may stop by our management office (MASC Austin Properties) at 945 Eldridge Road at the following times: May 24th and June 7th from 5-7pm and May 27th and June 3rd from 9-5pm. They are conveniently located behind McDonald's. You may also mail the completed registration form to MASC Austin Properties and the 2016 stickers will be mailed to you for validation. If you have lost your I.D. Card, there is a \$5.00 replacement fee for each card. You may either bring a one-inch photo with you, or you may have your photo taken by a MASC Austin Property employee. Pool registration forms may be obtained at www.sugarmillhoa.net, under the Pools tab.

We urge everyone to join . . . www.NextDoor.com. There are currently about 400 Sugar Mill residents who have joined (it's free), and when someone needs a plumber recommendation, wants to sell something, or needs help finding the owner of a lost dog, people within Sugar Mill respond. This can be a powerful tool since you can specifically target just Sugar Mill residents, or you can include 16 neighboring subdivisions as well. We encourage everyone to join because we post useful news and info that pertains to Sugar Mill on this site! The Office of Emergency Management also posts critical info here. If you have a Sugar Mill issue you wish to have management rectify, you must notify Terri Salter at tsalter@mascapi.com because she does not live in Sugar Mill, and therefore does not see the NextDoor posts.

Thanks,
Sugar Mill's Board of Directors

April Yard Of The Month Winner! Congratulations To The Willifords!



*April 2016 "Yard of the Month" went to
Rob & Erin Williford at 1015 SugarField*

In 2008 after having to remove a tree that was damaged from Hurricane Ike, Rob and Erin decided to redesign the front yard adding plants with lots of color and after years of caring for their plants they now have a beautiful front yard!

Thanks Rob and Erin for all your hard work! As a thank you, Rob and Erin received a \$25.00 gift certificate from the Caldwell Nursery in Rosenberg.

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
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@mascapi.com



Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines on the Sugar Mill HOA website at:
<http://www.sugarmillhoa.net/>

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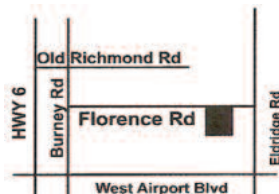
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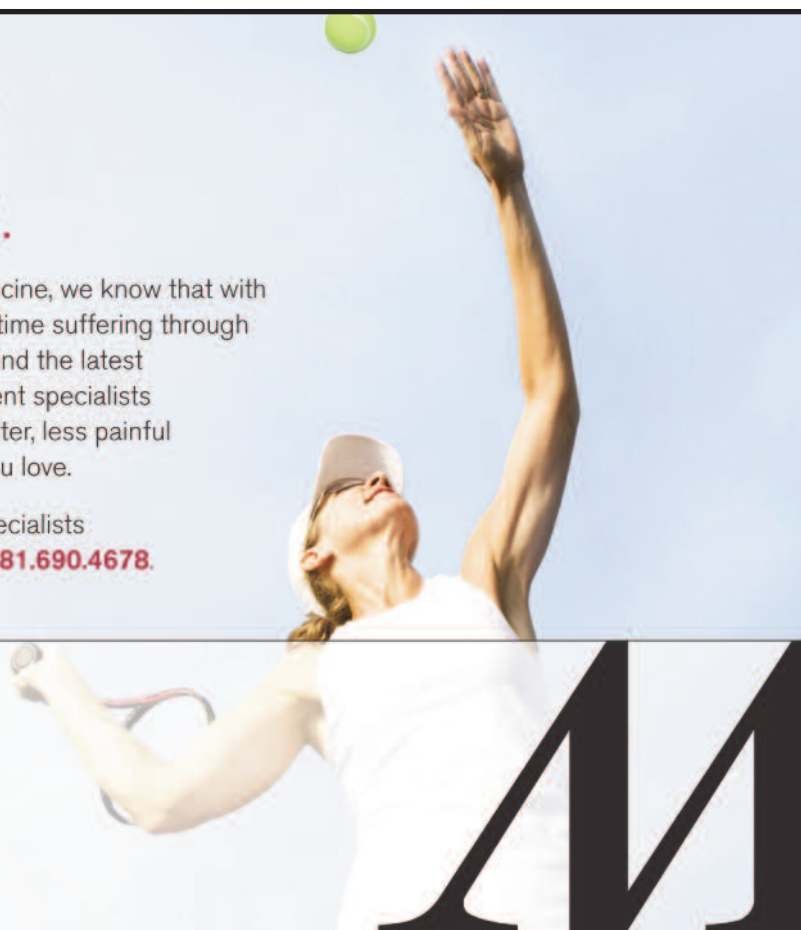
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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WALK ON WOOD: Hardwood flooring is one of the most sought-after features in new and existing homes. This eco-friendly feature can turn your home into a warm and inviting space to relax and entertain.

Selecting the right flooring can be a challenge, however, depending on your design style, budget and personal preference. Before choosing a wood floor for your home, here are a few things to keep in mind, courtesy of the National Wood Flooring Association: There are two basic types of wood flooring. Solid wood flooring can be sanded and refinished many times and can be used in all rooms, including kitchens and powder rooms. Engineered wood is manufactured with multiple layers of wood veneers, so it expands and contracts less than

solid wood flooring when temperatures and humidity fluctuate. Hardwood floors come in different finishes. Satin gloss offers the most shine and reflects the most light, so scratches and normal wear and tear are less noticeable, while matte finishes offer the least shine. Light woods like ash or maple help make a room appear more open and airy, while darker woods like walnut or mahogany can give a room a more stately and refined appearance. To keep floors looking new, clean them frequently using a dust mop or vacuum. Avoid using a wet mop as water can dull the finish or damage the wood over time. To prevent scratches, place scatter rugs at all entrances and floor protector pads on the bottom of furniture legs. With these simple tips in mind, hardwood floors can provide comfort and enjoyment for many years.



Martha N. Lusk, CRS, ASP
Re/Max Southwest
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mlusk@windstream.net
Sugar Mill resident for 26 years.

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