

## 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.

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

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:

### Let's talk about bushes obstructing views –

If you live on the lake, please be considerate when planting anything along the decorative metal fences if it will block your neighbor's view of the lake.

If you live on a corner lot, you are prohibited from having a bush on the corner that will block the view of oncoming traffic. Any corner planting must be less than 2 feet in height so that it does not block sight lines and create an obstruction.



### Let's talk about animals –

Did you know . . . both the City of Sugar Land, as well as Sugar Mill, have strict ordinances that prohibit people from allowing their pet beyond their property without a leash? This includes cats! Cats that roam the neighborhood excite neighbor's animals and sometimes claw their screens, defecate or spray on their property.

**Garage doors may not be kept up** a foot so that your cat can seek shelter when it needs to. Sugar Mill deed restrictions state that garage doors must be kept in a closed position, except when the occupant is actively using the garage. Open garage doors welcome possums, rats and other rodents as well. Doggie doors are also not permitted in front of your home since animals are not allowed to roam free.

**Here ducky ducky!** Although there is no law or deed restriction about feeding the ducks, they do create quite a poopie mess, which harbors diseases. If you feed the ducks, they will keep returning, have babies, and before long, we are overrun with them, and need to have them removed. So before you toss out that next slice of bread, please think about the mess they will leave at neighboring homes.

**Regardless of how well-behaved your dog is,** it must always be walked on a leash, and you must be considerate and pick up his poop!



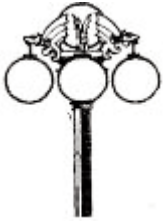
**Farm animals,** such as chickens or pigs, are not permitted within Sugar Mill.

**Did you know . . .** each residence is permitted to keep no more than 3 dogs or cats on their property, and you may not breed animals for sale within Sugar Mill.

**If you have a nuisance animal** on your property such as a possum or cat, you may contact Animal Control at (281) 275-2364, and they will provide you with a live animal trap. Once you have trapped the animal, contact them and they will pick it up free

## From The Board (continued)

of charge, or you may bring it to their facility on Gillingham Lane near the railroad tracks. Your name and address will not be revealed to the owner, who will usually be fined for not adhering to the dog & cat leash law.



Each of the recently painted Gargoyle light fixtures have been numbered to help identify burnt out bulbs. To report a burnt out bulb please contact MASC Austin Properties, Inc. at (713) 776-1771 or email the pole number to: [rchapa@mascapi.com](mailto:rchapa@mascapi.com).



**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](mailto:tsalter@mascapi.com) or (713) 776-1771. Anything you say will be held in strict confidence!!

Thanks,

Sugar Mill's Board of Directors

## DID YOU KNOW ABOUT THE NEW POOL RULES?



The new guest policy will allow 6 guests per household with a valid pool ID card. For the complete pool rules, visit our website at: [www.sugarmillhoa.net](http://www.sugarmillhoa.net). You'll find the pool rules and 2015 pool schedule under the Documents tab.

## Fourth of July Parade A Big Hit!



# Marion's Fishing Corner

Confidence - the best lure in your tackle-box

I've learned a lot of lessons from fishing over the years, but none are more important than this one: "less is more". And just what do I mean by that? Well, I have learned the value of having a simple approach to fishing. As the years have passed, I have devoted the vast majority of my fishing time to only the baits, tackle, and techniques that I have the most confidence in.

Simplifying your approach doesn't stop at rods, reels, and lures. The most important factor is your mindset. Fishing should be a simple endeavor, and over-thinking or over-complicating things normally has negative results. I see anglers get caught up in the latest bait craze all the time. They are often convinced that the "latest and greatest" will be the answer to getting more bites. Sometimes it works, but far more often it is not a fancy new lure that catches fish, it's your brain. Another lesson I've learned: it's not what you throw, but where you throw it.

Knowing the seasonal patterns of the fish you are pursuing, along with the current weather pattern is far more important than trendy new lures and tackle. Using your tried-and-true lures in a manner that you are confident in is most often your

shortest route to fishing success. I'm not against being open-minded, and I do enjoy trying new things and having fun with new baits and tackle. But I truly believe that if you are going to be successful on the water during the tough times, you need to understand the fish and be able to locate them effectively. No lure will catch fish if you're not throwing it where the fish are.



So the next time you are on the water and find fishing to be tough, just try to simplify things. Fish to your strengths by using the tackle and techniques that you like best. If still you don't find success, then just know that you gave it your best shot and another opportunity will come.

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.

## Sugar Land Increases Homestead Exemption

Sugar Land City Council recently approved an 8 percent residential homestead exemption, effective Jan. 1, 2015.

The measure was intended to help offset rising residential property appraisals set by the Fort Bend Central Appraisal District. The City has no control over appraisals.

The increased exemption represents an estimated citywide savings to residents of \$229,000 or \$11 per year on the average home value of \$350,000. The savings are based on the City's current tax rate of 31.595 cents.

In 2007, the homestead exemption was increased from 1 to 5 percent and then to 7 percent in 2008 in response to rising appraisals. There is a minimum exemption of \$5,000 per homeowner.

For more details, visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

## Noteable Notes:

### Highway 6 Expansion

Sugar Land City Council approved a \$500,000 design contract with Brown & Gay Engineering for the expansion of State Highway 6 from Brooks Street to Lexington Boulevard.

The completed corridor will include four lanes in each direction from Brooks Street to Lexington Avenue. The approved contract includes roadway design; drainage improvements; utility relocation; traffic signal, signage and pavement markings; landscaping; a cost estimate for construction; and a detailed construction schedule. Completion of the design is expected next year.

The current configuration of the roadway does not adequately support the existing or future traffic volumes. As additional activity centers are developed in Sugar Land (i.e., festival site, Smart Financial Centre, etc.) more motorists will travel through the area.

Providing connectivity between attractions such as Sugar Land Town Square, Constellation Field and others is important as Sugar Land continues to emerge as a destination location for tourists. The project will help support Sugar Land's expanding sales tax base and improve mobility for residents.

For more details, visit: [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

# Congratulations! Yard of the Month Winners For June and July!

Winners for June 2015: Adriana & Ignacio Osorio at 918 Millpond Dr. received a \$25.00 gift certificate to Caldwell Nursery for the June 2015 "Yard of the Month" in the Sugar Mill subdivision. Their yard was chosen out of many beautiful yards in section three and is simple, colorful & always well maintained. Sometimes less is more! Happy Gardening & I'll see you around the block, Your neighbor, Cheryl Swanson



Winners for July 2015: Matt and Kiva Mann at 603 Woodlake Circle. Gardening is a two 'Mann' team at the Mann house. Kiva does all the planting and Matt is the sprinkler guy, making sure everything Kiva plants actually lives. Our 2 little boys love to help 'water mommy's flowers' too. It's been a lot of trial and error and with moving plants around but finally we got our garden just the way we like it. When Matt & Kiva moved into their house five years ago there were only a few crepe myrtle trees. And now it's an amazing yard with lots of color! As a thank you Matt & Kiva received a \$25.00 gift certificate to the Caldwell Nursery. Happy Gardening & I'll see you around the block! Your neighbor, 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
Debra Blesener	Secretary	281-242-7384	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com
CeAnne Ochel	Treasurer	281-565-0611	ceanneochel@gmail.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	281-275-2364

MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, Texas 77478

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



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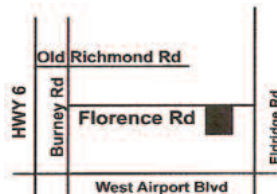
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## LENORA "SISSIE" GOFF REALTOR SUGAR MILL RESIDENT

What makes a home a "HOME"? That would be YOU! When pricing your home to sell or buying a new home, it's important to remember the important things are the things that make you feel "at home". Let's talk about those special features. Give me a call :-)



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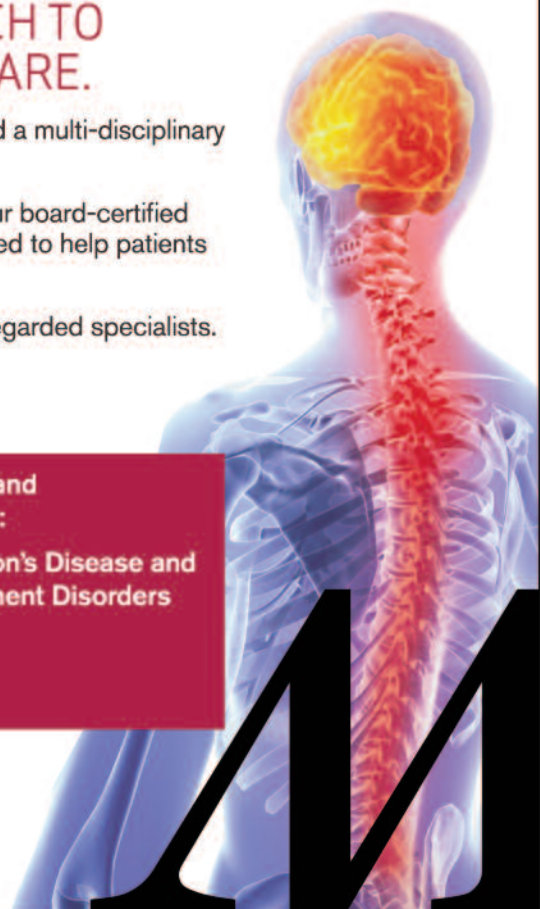
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 c/o MASC Austin Properties, Inc.  
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## Merry MINISTRIES

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

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### LOCK IT UP

With all the advancements in smart-home security technology and systems, some homeowners may overlook one of the most basic keys to home security — door locks and

keys. According to This Old House, nearly 3 million U.S. homes are broken into each year. Locks have come a long way in terms of the protection they provide, and it's a good time to examine some options for improving home security with a simple upgrade of door-lock hardware. Determining what kind of exterior lock you need is the first step. Consider the pros and cons of various keyed-entry doorknobs, handle sets and dead bolts before you buy. All exterior doors need a dead bolt no matter what kind of knob or handle set you decide on. You can

mount the dead bolt and doorknob together or separately, or purchase a set that includes both as one installation. Exterior locks should be either Grade 1 or 2. Choose locksets with a dead-locking latch bolt or dead bolts that include hardened pins. Install these with a heavy-duty plate and at least 3-inch screws. Prices for the locksets vary from \$25 to over \$300 depending on quality, style and safety rating. When you're shopping for a new lockset, keep in mind that you want to look for a dead bolt that will withstand door jimmying with a credit card or saw. According to a study by ConsumerReports.org, forcible entries such as door kick-ins are the most common type of home break in. Since technology isn't always the solution, reinforcing doors with upgraded locks that feature good safety-rated parts will keep your home safe.



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**Sugar Mill Specialist and Waterfront Specialist**