

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
600 at 7:00PM.

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.

From The Board:

Now that summer has come to an end, we thought it would be a great opportunity to give everyone an update on what is going on in Sugar Mill and the surrounding area.

Many of you may have noticed that the Board has authorized a tree-trimming program for the nearly 500 trees on Sugar Mill common property. Some of the trees have grown too close to existing homes and some do not meet the City of Sugar Land requirements for clearance above streets and sidewalks. After the tree trimming is complete, all of the trees will be fertilized between October 15 and the end of November to assist in their recovery from the droughts of 2012 and 2013.

Union Pacific is expanding the existing railroad corridor just north of Hwy 90 from one to two tracks. This should allow trains to pass through Sugar Land at a higher speed and thus hopefully reduce the time the crossing arms are down while waiting for trains to pass. This expansion requires that each crossing of the tracks be closed to traffic for a period of time while the second line is constructed at the crossing. The crossings at Wood St., Brooks St. and Ulrich St. have already been closed and reopened. The Main St. crossing is scheduled for closure from September 22 to October 6. The crossing at Eldridge is scheduled for closure from October 6 to October 20, and the crossing at Gillingham is scheduled for closure from October 20 to November 3. Schedules for the work on the crossings at Schlumberger Dr., Industrial Blvd. and Dairy Ashford have not been announced. You can sign up to receive E-mail updates on crossing closings using this link www.sugarlandtx.gov/list.aspx?ListID=281.



Now that schools are back in session, please remember that the speed limit through school zones in Sugar Land is 20 miles per hour and that cell phone usage is not allowed in school zones while the 20 mile per hour limit is in effect. Sugar Land police assign significant resources to enforce the school zone laws. Please obey the laws for the safety of the school children and the "safety" of your wallet.

It is illegal under state law to park a motor vehicle that blocks the sidewalk in front of your property. Sugar Land police recently ticketed approximately 40 vehicles in Covington Woods that were in violation of this law. Please do not block sidewalks in Sugar Mill with any motor vehicles.

Two of the four lanes of Sugar Lakes Blvd and Bayview Dr. have been converted to bicycle lanes. Cars are now allowed only in what used to be the left lanes of the roads. Please be careful when using these roads.

Have a safe and cooler fall season.

Thanks,

Sugar Mill's Board of Directors

New Architectural Modifications Request Form:

Please note, there's a new, revised Architectural Modifications Request Form posted on our website. The new form can be found on our website at: www.sugarmillhoa.net (in the Documents section, click on the link labeled Architectural Control).

As a reminder, there are several items needed by the Architectural Control Committee before processing your application:

The following list represents items needed by the Architectural Control Committee in order to expeditiously approve your request for modifications, additions, and/or alterations to homes and improvements to or on the property (i.e., roof repair/replacement, shutter repair/replacement, repainting, even if it is the same color, fence repair/replacement, etc.) Without them, the committee will have to deny your request until all information is received. The following items are non-returnable as they are kept in our files for future reference. Please complete and submit the Architectural Modification Form (found on the website) to the committee for its review at the next meeting. The Architectural Control Committee meets on the **SECOND TUESDAY** of each month, at **7:00 P.M.** at the **FIRST UNITED METHODIST CHURCH, (THE EDUCATION CENTER) 431 ELDRIDGE, ROOM 608.** Or you may return it to the address stated at the bottom of the form or the fax number and it will be placed on the agenda. You will be notified of the Committees' decision by mail or you may call the Management office, at 713-776-1771 to be informed by phone.



- 1) A completed Architectural Modification Form (found on the website) which includes the homeowners name, street address, estimated start and completion date.
- 2) All items described below are needed to understand and envision how the improvement or alteration will look upon completion.
 - a. ALL SUBMISSIONS for new construction, additions or new structures (i.e. storage sheds, swimming pools/spas, patio covers, etc.) MUST INCLUDE A COPY OF A CERTIFIED PROPERTY SURVEY (copy must show certified seal) indicating exact location of easements, and building set back lines.
 - b. Photo of the exterior of your home.
 - c. Picture, brochure, detailed sketch, or sample of the improvement in its completed stage along with color samples.
 - d. List of ALL materials used to construct the improvement or alteration.
 - e. Detailed description of how the improvement or alteration will be affixed to the house, garage, ground and/or other existing structure.
 - f. Dimensions: Height, Length, Width, Depth.
 - g. Elevations from natural ground to the peak of improvement.
- 3) If drainage of water is concerned, a detailed description of direction of drainage flow and where flow empties.
- 4) If multi-level improvements are concerned, elevations of each level from natural ground must be included.
- 5) Roofing information MUST include: warranty (25/30yr., we recommend 25yr) color sample, Weight (300# or heavier), photo of house, brand of shingle and sample of the shingle to be used.
- 6) ALL pool submissions MUST include a detailed drawing indicating the proposed location of the pool equipment.

Submission of this application does not include any separate requirements that the owner may have with respect to obtaining any necessary permits from the City, County, or State, and that any such requirement(s) should be independently investigated by the owner prior to commencing any construction or undertaking to make the improvement that may be approved.

Marion's Fishing Corner



Looking forward to an early autumn -

Lately I've been paying close attention to this summer's weather statistics and measurements.

And there are a few things that stand out to me as being noteworthy. First, is our rainfall totals. As of the end of August, we are only about 3 inches behind our normal year-to-date totals. This is a vast improvement over the last couple of years, and my lawn is certainly enjoying it. Next is our average daytime and night time temperatures. Our high temperatures and low temperatures have been consistently 2 to 4 degrees lower than the normal temps for this time of year (although it doesn't feel like it sometimes). We have gone all summer without experiencing any triple digit days, and the weatherman says that we shouldn't expect any this late in the season. And as odd as it sounds, we have already seen three weak "cool fronts" make their way to the Gulf Coast region as of late.

During my times on the water recently, I've also seen signs of change on the way. Water temps are slightly cooler (and I emphasize **slightly**), due in most part to recent rains and

frequent cloud cover. On larger lakes, large schools of shad are migrating to the back ends of coves and shoreline pockets. Normally, we don't see this migration happen until the middle of next month. And I have already noticed an increase in small schools of baitfish feeding on algae on the surface in certain areas of Misty Lake.

So the accumulation of all of these things has me optimistically expecting an early fall season this year. I'm hoping that the time for crankbaits and active fish will soon be here. It seems to me that this summer has been a little more tolerable than the recent past, and I feel that the worst is behind us. Hopefully, these current weather trends will continue and cooler temps will arrive early this year. I'll hold a good thought.....

Remember to catch and release, because a bass is 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.

City To Add More Crime Prevention Cameras

Sugar Land City Council approved a \$1.6 million contract for crime prevention cameras at 27 locations mostly north of U.S. Highway 90A in Sugar Land.

Installation at entrances and exits to the City will begin later this month and should take about nine months.

The project will create a network of license plate recognition cameras at major thoroughfares throughout the City to help identify, arrest and convict criminals. Performance reports presented to City Council on a quarterly basis will be used to consider expansion of the system into other areas of Sugar Land.

The police department has used license plate recognition (LPR) cameras for approximately five years.

The cameras will record the exterior of vehicles for the purpose of capturing license plates. With the exception of emergency situations or special circumstances, there will be no live monitoring of the system.

License plate records will be retained for no more than 30 days, except when used as evidence as part of a criminal investigation. Information will not be shared with the general public, unless required by law for law enforcement matters. The use of the LPR system will be consistent with privacy laws and the constitutional rights of individuals.

Sheriff's Vacation Watch Program

Did you know that you can request that your house be put on a Fort Bend County Sheriff's watch list when you take vacation?

The Fort Bend County Sheriff's Office cannot guarantee your residence will be checked at specific times or dates, but every effort will be made to check on your residence as time and workload allow.

Restrictions & Exclusions:

1. All Vacation/House Watch services of a residence will be for a maximum of fourteen (14) consecutive days.
2. All active Real Estate (sale/rental/lease) properties are excluded.
3. No individual(s) will be going into the residence during the house watch.

For more information visit their website at: www.fortbendcountytexas.gov. Also, see page 4 for some important community safety tips.

Eilbachers Receive Yard of the Month For September!

Sugar Mill's September "Yard of the Month" goes to Mark & Pam Eilbacher at 1223 Lake Estates.

Mark & Pam were awarded a \$25.00 gift certificate to Caldwell Nursery.

*Happy Gardening & I'll see you around the block,
Cheryl Swanson*

Congratulations Winners!



Community Safety: In The Know

Unfortunately no neighborhood is completely immune to crime. However, there are steps you can take to help keep your family and your neighborhood safe.

- Know where your children are. Have your children tell you or ask permission before leaving the house and give them a time to check in or be home. When possible, have them leave a phone number of where they will be.

- Help children learn important phone numbers. Have your children practice reciting their home phone number and address, and your work and cell phone numbers. If they have trouble memorizing these, write them down on a card and have them carry it at all times. Tell your children where you will be and the best way to reach you.

- Set limits on where your children can go in your neighborhood. Do you want them crossing busy roads? Playing in alleys or abandoned buildings?

- Get to know your children's friends. Meet their parents before letting your children go to their home and keep a list of their phone numbers. If you can't meet their parents, call and talk to them. Ask what your children might do at their house and if they will be supervised.



- Choose a safe house in your neighborhood. Pick a neighbor's house where your children can go if they need help. Point out other places they can go for help, like stores, libraries, and police stations.

- Teach children to settle arguments with words, not fists. Role-play talking out problems, walking away from fist fights, and what to do when confronted with bullies. Remind them that taunting and teasing can hurt friends and make enemies.

- Work together with your neighbors. Watch out for suspicious and unusual behavior in your neighborhood. Get to know your neighbors and their children so you can look out for one another.

- Lock your door, even if you are leaving just for a few minutes. Do not prop open doors, even for your own or a friend's convenience. When you leave, be sure to lock your windows as well.

- Before you leave for a vacation, stop newspaper delivery, have a neighbor pick up your mail, and set your telephone ringer to the lowest volume.

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	281-242-7384	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.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

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77498

Terri Salter
Property Manager
713-776-1771 / TSalter@mascapi.com



Did You Know?

Bulky Waste pick up day in Sugar Mill has been changed to the first Tuesday of the month. The garbage/recycling/green waste pickup days remain the same.

DOGGONE It!



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



Wayne Murray Properties
"Independently Owned & Operated"

Simpson's Tree Service

SimpsonsTreeService.com



When Quality Counts.. Call
281.980.0095

-  Tree Trimming
-  Tree Removal
-  Senior Citizen Discount!
-  Free Estimates!
-  Insured For Your Protection!

\$50 OFF or **\$25 OFF**
All services over \$500 All services under \$500



SUGAR LAND
H O M E S

WWW.SUGARLANDHOMES.ORG

Matt Dietz

Texas Licensed Broker

The Sweetest Real Estate Experience You'll Ever Have!



WOW!! Largest home (4,325) in Misty Lake!



1107 Morning Mist

Sugar Mill section 10 which is an island. This fabulous home is located at the end of the cul-de-sac on the water. This 5 bedroom possible 6 bedroom comes with lots of goodies. Large open kitchen with commercial gas stove, two living areas, two eating areas, two game rooms, two fire places, a virtual Noah's ark of homes. Extra storage, extra garage area. Water front with 4 year old heavy duty bulk head. Two beautiful fireplaces, one in the master.

281-635-6081

Insurance Solutions of Texas



Jay Harris
Agent/Owner

Sugar Mill resident for over 20 years!

• We have a GREAT Home Insurance Program

• Super Teen Driver Rates

Call Today, It's EASY!
281-565-2222

harrisja@nationwide.com
www.insurancesolutions.com

We support area Churches, Schools, Swim Teams, & Charities.



Children's Haven

DAYCARE

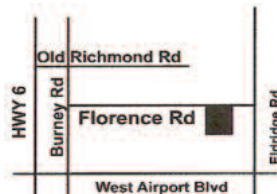
LEARNING CENTER

281-240-1173

- Serving ages 4 weeks and up
- After school programs
- Free hot meals
- Low child to teacher ratio
- Spacious Classrooms and playground
- Age appropriate curriculum
- Clean, safe and educational environment
- Seeing is believing
- Pre-K program offered
- Owner operated

13511 Florence Rd
Sugar Land, TX 77498

281.240.1173



1511 Upland Suite 104

Houston TX 77043

281-752-7200

- Weekly Pool Maintenance
- Competitive Rates
- Professional Repairs
- Renovation Specialist
- Custom Pool Construction

www.pro-techpools.com



KDS SERVICES HIGH PRESSURE WASHING

Free Estimates

POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Is Your Wooden Fence that Old, **GREY** Weathered Color?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013

LENORA "SISSIE" GOFF REALTOR SUGAR MILL RESIDENT

If you are thinking of selling your home this year & purchasing a new home, acting now could lead to substantial savings. Let me help you with your "Action Plan" for making your dreams come true.



Weichert, Realtors
Wayne Murray Properties
832-455-6165
lenoragoff@aol.com




TAKING A LITTLE TIME IN YOUR DAY MAY ADD YEARS TO YOUR LIFE.

SO WE MAKE SCHEDULING A MAMMOGRAM EASIER, ONLINE.

One in eight women will develop breast cancer in her lifetime. And 85 percent of those women have no family history of the disease. At Houston Methodist Sugar Land Hospital, we know the statistics can be scary, so we're here to help you. We encourage all women to talk with their doctors about scheduling a mammogram.

SCHEDULE YOUR MAMMOGRAM:

- **In person** — Sugar Plum Market
November 6-8
Stafford Centre 
- **Online** — houstonmethodist.org/sugarland
- **By phone** — 281.242.PINK (7465)



HOUSTON
Methodist
SUGAR LAND HOSPITAL

16655 Southwest Freeway
Sugar Land, TX 77479
281.242.PINK (7465)

Sugar Mill Community Association, Inc.
 c/o MASC Austin Properties, Inc.
 13726 Florence Road
 Sugar Land, TX 77498

PRSR STD
 US POSTAGE
PAID
 HOUSTON, TX
 PERMIT #8327

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,
 431 Eldridge Rd.

For more information or to sign up:
 Merryministries.com or call (281) 491-6041

SUGAR LAND HARMONY ACUPUNCTURE

Clarisse QuynhNhu Huyen, L. Ac.

Texas Medical Board Licensed Acupuncturist
 Diplomate of NCCAOM in Acupuncture and Oriental Medicine

713-977-8989

Headache, neck, shoulder, elbow, back, sciatica, knee pain
 Premenstrual, menopausal symptoms, urinary incontinence
 Stress, depression, fatigue, insomnia
 Stroke recovery, facial paralysis

Tue-Sat: 10 am - 6 pm, Sun: 10 am - 2 pm

1033 Elridge Rd, Sugar Land, TX 77478 (in Sugar Mill Plaza)



AD PRICING

Business Card:\$25/month, Quarter page:\$35/month. Pay 5 months, get 6th month free. For more details, contact Prepared Publications at (281) 652-5802 or via email: info@preparedpublications.com.

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

Helping buyers and sellers fulfill their real estate dreams for 27 years.



FALL TUNE-UP CHECK-LIST: Homeownership comes with its share of routine seasonal tasks and chores. Get your home ready for fall and winter with these tasks:

Indoor Tasks:

- When you turn clocks back, change the batteries in smoke and carbon monoxide detectors.
- Install weatherstripping where needed around the windows.
- Have the furnace professionally inspected.
- Dust blinds and vacuum curtains throughout the house.
- Clean kitchen and bathroom cabinets and

throw away outdated food, medicine and cosmetics.

- Change or clean furnace filters.
- Clean kitchen appliances inside and out, including refrigerator coils.
- Maintain clean drains by adding one-half cup of baking soda followed by one-half cup white vinegar. After 10 minutes, flush with boiling water.

Outdoor Tasks:

- Clean gutters and downspouts.
- Inspect the roof and chimney for cracks and damage, and have them repaired.
- Remove hoses from spigots and drain, and store indoors, coiled and flat.
- Store outdoor furniture and cushions.
- Clean and store garden tools.



Martha N. Lusk, CRS,ASP

Re/Max Southwest

(713) 826-2331

www.sugarmilltexas.com

mlusk@windstream.net

BROUGHT TO YOU BY YOUR AGENT. A MEMBER OF THE COUNCIL OF RESIDENTIAL SPECIALISTS.

Say Yes to



Buying or selling a home can seem like an overwhelming task. But the right REALTOR® can make the process easier - and more profitable. A Certified Residential Specialist (CRS), with years' of experience and success, will help you make smart decisions in a fast-paced, complex and competitive market.

To earn the CRS Designation, REALTORS® must demonstrate outstanding professional achievements - including high-volume sales - and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Work with a REALTOR® who belongs among the top 4 percent in the nation. Contact a CRS today.

Painting Priorities

If you don't have the time or budget to paint the exterior of your home, focus on one or two areas, such as the front door or window trim.



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.

Sugar Mill Specialist and Waterfront Specialist