

# SUGAR MILL

## RESIDENTIAL NEWSLETTER

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COMMITTEE MEETINGS ARE ON HOLD NOW DUE TO COVID AND WILL RESUME WHEN IT IS SAFE TO DO SO.

BOARD MEETINGS ARE BEING HELD ONLINE UNTIL IT IS SAFE TO MEET IN PERSON. PLEASE CONTACT REALMANAGE TO OBTAIN CALL-IN INSTRUCTIONS TO PARTICIPATE IN THE BOARD MEETINGS.

**REALMANAGE**  
16000 BARKERS POINT SUITE 250  
HOUSTON, TX 77079

**MARIA LEAL**  
COMMUNITY ASSOCIATION  
MANAGER  
866-473-2573  
SUGMILL@CIRAMAIL.COM  
WWW.REALMANAGE.COM

## The End is HERE!

We are very excited to announce that the 7th street Multi-Sport court has just been completed! With foundations poured, fencing erected, and the new lines painted, the racket-centric community can begin their celebration for the new tennis and pickle-ball court. While the process took some time, we are all excited that we've finally restored our beautiful facility to its former glory. If you need the code to the facility, please contact Real Manage here: [SUGMILL@Ciramail.com](mailto:SUGMILL@Ciramail.com)



## Annual Sugar Mill HOA Meeting is coming! (Now with more sugar)

Mark your calendars for March 29th at 5:00PM. Our annual meeting is coming up. However, since this year's meeting will be virtual we have had to cancel all activities surrounding the event including the camel rides, "Dunk a HOA board member" booth, and the turtle races. Nevertheless, we would love to have you join us for the annual Sugar Mill HOA meeting where we will discuss the happenings within our lovely neighborhood and our plans for the coming year.

### NEW SCHOOL BOUNDARIES

CONSTRUCTION OF A NEW ELEMENTARY SCHOOL HAS LEAD TO REZONING

### SUGAR MILL POOLS OPENING

GET EXCITED FOR POOL SEASON STARTING MEMORIAL DAY WEEKEND!

### YARDS OF THE MONTH

SEE WHICH HOME WON OUR NOVEMBER, DECEMBER & JANUARY YARD OF THE MONTH!

## Not the Splash Pad again...

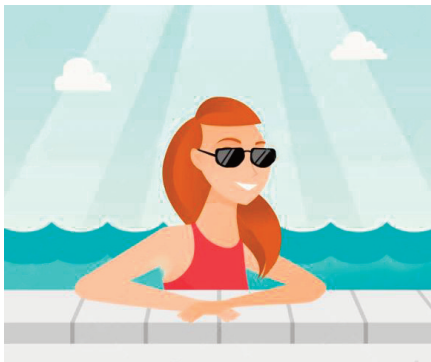
Yes, the Splash Pad. We are currently reviewing multiple proposals for the Sugar Mill Neighborhood Splash Pad. Sugar Mill residents are very excited about this new amenity that is sure to foster joy, a sense of community, and an enhanced quality of life. Will it be fun? Yes. Will it be wet? Yes. Will it be awesome? Most assuredly yes.

## NextDoor: the app

NextDoor is a web-based mobile platform that brings communities together. Their slogan is: By bringing neighbors together, we can cultivate a kinder world where everyone has a neighborhood they can rely on.

Just like any other social media platform, NextDoor can be used to foster a sense of community and inclusiveness... OR it can be used as a bullhorn for idiocy. The choice is truly in the hands of those that use the platform.

**IMPORTANT NOTE:** The Sugar Mill HOA board does not officially monitor or respond on NextDoor. While anonymously attacking people in the virtual world may feel good in the moment, it really just makes you seem silly and unneighborly.



## Sugar Mill Pools open Memorial Day weekend!

Wristbands will again be provided to homeowners this year. More information on distribution dates to follow in monthly emails. Please ensure you have provided your email to RealManage at: [SuGMILL@ciramail.com](mailto:SuGMILL@ciramail.com)

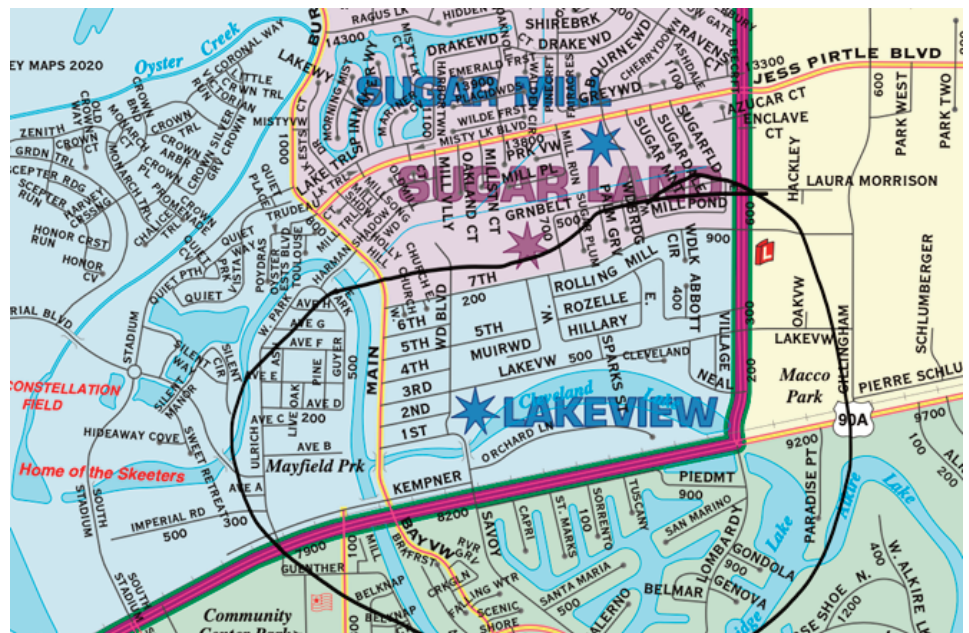
## Return to the trailer park? Nope.



Hello Friends. We all love recreational activities, but we also love people that help keep our neighborhood beautiful. With this in mind, it is important for us to reiterate that the Sugar Mill deed restrictions prohibit (that means doesn't allow) campers, trailers, boats, light aircraft, dirigibles, or other recreational vehicles to be parked within sight of the street. Please keep them stored in your enclosed garage or offsite.

## New school boundaries announced!

With the construction of the new Lake View Elementary school, some Sugar Mill residents will now be zoned to the new school. Residents south of 7th street will now have their elementary age children attending school at Lake View Elementary. Please see map below for the redistricting lines.





## The wood fences are done!

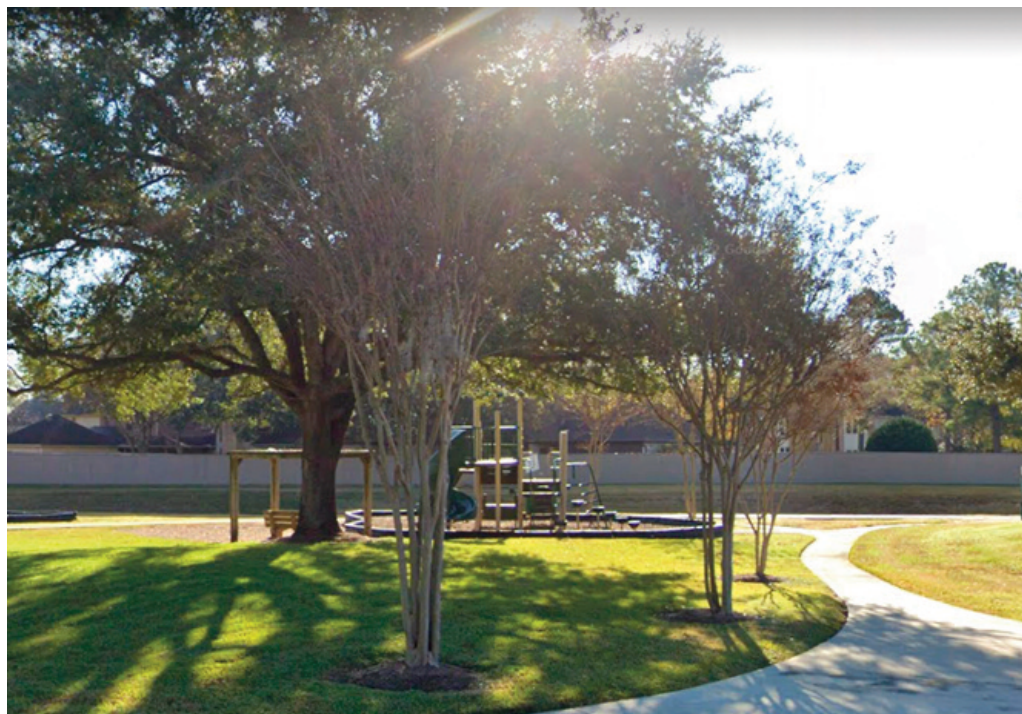
We are excited to announce that the fence replacement project has been completed and they look beautiful!



As the final phase of the wooden fence replacement project comes to an end, we have begun exploring options for the replacement of the neighborhood's cement fences. More information to come as we begin scoping out this project.

## More good news!? Yup.

If you've visited one of our playgrounds recently you've probably noticed everyone there has a bit of a spring in their step. That's because new rubber mulch has been added to all our playgrounds! Hooray for the safety of our children and the continued beautification of Sugar Mill.



## Poo Patrol!

While our 4 legged friends are, at many times responsible for being affectionate towards us, we humans are responsible for disposing of their waste properly. There are doggy waste stations provided for our little friends. There you will find small plastic bags (feel free to use two bags if your dog leaves particularly large 'steaming divots') and a waste basket for the bag.

Picking up after your pet is more than courteous. Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

In fact, it is illegal to leave your dog's waste on any property that you do not own! The law is stated in Sec. 3-13 and Ord. No. 1722, § 1 in Sugar Land's codes and ordinances.

How silly you will feel if you receive a ticket for being a irresponsible pet owner? Be a good neighbor and pick up after your pet! For more information about the codes and ordinances please visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).





# Yards of the month Winners!

## NOVEMBER



*1102 Morning Mist Ct.*

This home at 1102 Morning Mist Ct has great curb appeal as we go into the winter months. Fantastic job with the flower beds and the river rocks are a great addition as well.

## DECEMBER



*13802 Placid Woods Circle*

So many homes in Sugar Mill brought out the best for the holidays 2021. Thanks to all for sharing the Christmas spirit. This home at 13802 Placid Woods Ct. caught our eye for many reasons. From the front door to the front lawn, the owner amped up the holiday vibe with simple, and graceful holiday decorations. This address is also a great example of how important curb appeal is during any season. Well done and thank you for your efforts.

## JANUARY



*519 Parkview Ct.*

With curb appeal, less is always more. Here is a perfect example of how you can put together a great seasonal look. This homeowner understands placement and attention to detail. In the middle of a season where it's close to freezing one day, and in the 70s the next, this yard represents a wonderful winter look. Congratulations, and thanks for keeping Sugar Mill looking beautiful.



## You Pick It. We Plant It.

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- 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**



**CALL VICKI!!**

**DOING GOOD  
IN THE  
NEIGHBORHOOD**

*If you are Buying or Selling in Sugar Mill,  
call Vicki Haislup at 281-844-0093 or  
[vickih@waynemurray.net](mailto:vickih@waynemurray.net).*

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## Ways to Connect In Sugar Mill

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

### Website: [sugarmillhoa.net](http://sugarmillhoa.net)

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions, ACC Applications and current pertinent information.

### Residential Portal: [realmanage.com](http://realmanage.com)

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.

RealManage: Property Management

16000 Barkers Point Ln #250, Houston, TX 77079

(866) 473-2573 Property Manager: Maria Leal

### EmailBlast:

[SUGMILL@Ciramail.com](mailto:SUGMILL@Ciramail.com)

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

### Social media: [NextDoor.com](http://NextDoor.com)

NextDoor has been the only means of getting information to our residents who have not accessed the other designated options for doing business. Please consider this communication as a media of "social" issues and neighborly events or occurrences that benefit the community.

We do not advocate NextDoor, but realize that it is utilized by some and we have tailored our communication to be as a "notice" and not for the Board of Directors of Sugar Mill to dialogue in the business side of Sugar Mill Community Association.

**Newsletter:** Quarterly publication. Comeback issue: November 2019

**Sugar Land 311:** Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events

- [sugarlandtx.gov](http://sugarlandtx.gov) - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved. Be in the know. There is so much to encounter in our Great City of Sugar Land!

## COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them in your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the cityof-sugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.



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## HOW TO LOWER YOUR ELECTRICITY BILL

1. Check seals on windows, doors and appliances: Make sure your fridge and freezer are well sealed to keep the cold air where it belongs. The same goes for doors and windows. A bad seal allows energy to seep out, draining your wallet in the process.
2. Fix leaky ductwork: Improve the efficiency of heating and cooling systems by repairing leaky heating, ventilation and air conditioning ducts.
3. Give your thermostat a nudge: Set your thermostat back 10 to 15 degrees when you're asleep or away from home. Doing so for eight hours can lower your annual heating and cooling costs by around 10%. A programmable thermostat does the work for you.
4. Adjust your fridge and freezer temperature: Set your fridge to 38 degrees and your freezer between 0 and 5 degrees. This will keep your food fresh, but your fridge and freezer won't need to work as hard to maintain the temperature.

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

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### Maintaining Smoke/Carbon Monoxide Detectors

In just 30 seconds, a small flame can turn into a catastrophic, life-threatening blaze. Don't ignore the beeps and chirps your smoke alarms may make—learn what they mean by reading through the user's manual. Maintaining these devices in your home is simple and can be a life-saving measure. **Smoke Alarms: Replace the batteries annually.** When doing so, reset the alarm by holding the button down for five seconds until you hear three consecutive beeps. Install smoke alarms in every bedroom, enclosed area, on each level of the home and at least 10 feet away from kitchen appliances. **Be sure to**

**replace your smoke alarm after 10 years of owning it.** Carbon monoxide can be produced by gas appliances, like your oven, stove, furnace, fireplace or clothes dryer. The gas is odorless and colorless, making it even more dangerous. Being exposed to carbon monoxide for too long can be fatal. **Carbon Monoxide Detectors: Replace the batteries annually.** Press the button, and you will hear a beep. You should have a carbon monoxide detector installed on each floor, in each bedroom, in each hallway near sleeping areas, and at the top of each stairway going to upper floors.



**Martha Lusk, CRS, ASP**  
 Realtor, Re/Max Southwest  
 Accredited Staging Professional  
**713.826.2331**  
 mlusk@windstream.net  
*Sugar Mill resident for 31 years.*

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*Sugar Mill Specialist and Waterfront Specialist*