

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.

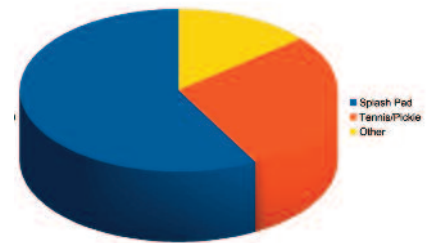
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7th Street Recreation Voting Closed and the Results Have Been Tallied

After months of voting, the results are in regarding how Sugar Mill residents want to repurpose the tennis court on 7th street. There are many opinions and heated discussions regarding this issue. With over 260 responses, here are the final results of the survey:

58% Splash Pad
28% Tennis Court/Pickle-ball
The remaining 14% accounts for other uses (EG: basketball court, skatepark, amphitheater, and sand volleyball)



While these survey results are bound to bring mixed reactions, it is important to note that this survey was used only to gain an understanding of our residents' desires for our neighborhood's amenities.

After many discussions, the Sugar Mill HOA is pleased to share some exciting news:

The 7th Street tennis court is going to be fully refurbished to its original glory as a world class tennis facility. As an additional bonus, this court will also include pickleball lines and nets.

More great news: With the overwhelming resident interest in amenities for younger families, the HOA is currently reviewing bids to construct a splash-pad here in our neighborhood! We're sure all residents will join us in the excitement as we work through the process of adding this water feature to the Sugar Mill community's list of amenities.



(Please note: this is only an artist's interpretation of what a Sugar Mill Splash-pad might look like)

BRING YOUR OWN PICKLES!

EXCITING NEWS AS PICKLE-BALL COMES TO SUGAR MILL!

GOOD FENCES = GOOD NEIGHBORS

IF GOOD FENCES MAKE GOOD NEIGHBORS, WHAT DO WE DO IF THOSE FENCES ARE FALLING DOWN?

OCTOBER YARD OF THE MONTH

SEE WHICH HOME WON OUR OCTOBER YARD OF THE MONTH!

New Neighborhood Entry Landscaping!

Thanks to the hard work of volunteers in the Sugar Land community, our neighborhood entrances have received a much needed make over! Sugar Mill was awarded a grant from the city of Sugar Land for the beautification of our entryways. This project was masterfully managed by our Sugar Mill landscaping committee.

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.



Lake Committee Meetings

The Lake Committee meetings are held virtually on the 2nd Tuesday of each month at 6:30pm. There will be no meeting in December. Please forward your email address using the "Contact Us" link on our website (sugarmillhoa.net) to be included the meeting notice invitation.

BYOP: BRING YOUR OWN PICKLES!



Exciting news as Pickle-ball comes to Sugar Mill! The Sugar Mill HOA is pleased to announce that Pickle Ball stripes and nets have been added to the Jess Pirtle Tennis Courts. It is of note that the HOA will not be providing any pickles and all players will need to supply their own equipment.

The Sugar Mill HOA would like to remind the tennis and pickle-ball community that they are responsible for the removal of their own refuse and trash from the courts.

Trailer Park here in Sugar Mill?

Nope. Absolutely NOT. During the past 18 months Sugar Mill has seen an increase in the number of trailers parked in driveways throughout our neighborhood. Please remember that trailers, campers, and RVs are not allowed in Sugar Mill. Failure to comply with this deed restriction will result in a formal letter and could lead to fines. Help keep our neighborhood beautiful and keep those trailers or RVs at a storage facility.



Good Fences Make Good Neighbors!

If good fences make good neighbors, what do we do if those fences are falling down? We replace them!

We are excited to announce that the next phase of the Sugar Mill fence replacement project is underway. This project was briefly paused due to temporary increases to materials cost. However, with the stabilization of building material prices we are happy to be moving forward. In the coming weeks they will be fully replacing the wooden fences along 7th street and Jess Pirtle. The HOA management company will be sending out letters to those that will be directly effected. We look forward to the completion of the beautiful new fences.



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.

Sugar Land Prepares For The Upcoming Holidays!

The annual Christmas Tree Lighting will take place on Friday, Dec. 3, from 5-8 p.m. Traditional activities, themed craft stations, live entertainment and support from various sponsors and community partners will help to make this annual tradition a night to remember! The lighting of the tree will take place after a short welcome from the mayor and the city's traditional countdown, and the event will conclude with a short, spectacular firework display.



Lastly, after a year hiatus due to the pandemic, the annual Senior Holiday Gala will take place once again with this year's event to be hosted at the T.E. Harman Center on Thursday, Dec. 9, from 2-5 p.m. This formal event is a favorite among Sugar Land's senior members, and lively music, dancing and hors d'oeuvres will be flowing from beginning to end. The event is open to senior adults 50 years and older and free for members of the T.E. Harman Center. Guests are welcome to dress in their holiday best and will be able to enjoy a photo booth and holiday cheer.

For more information about Sugar Land's events or if local businesses are interested in becoming an event sponsor, contact the Sugar Land Parks and Recreation Department at (281) 275-2825 or visit www.sugarlandtx.gov/speialevents. For other updates, be sure to follow Sugar Land Parks and Recreation on Facebook, Twitter and Instagram @SugarLandParks.

October Yard Of The Month Winner!



Congratulations to Michael and Martha Lusk at 815 Sugarplum Circle who have won yard of the month for October! Yard of the month winners receive a \$25 gift card generously donated by Cornelius Nursery. (Inner monologue: Shouldn't the gift-card for yard supplies go to a home that needs improvement?).

Be Safe This Holiday Season

With the euphoria created around the holidays, it is always important to remember that not everyone shares the holiday spirit.

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. If you choose to valet park be sure the contents of your vehicle are secure and not assessable.



There are specific things you can do at around Christmas and other holidays to keep you and your family safe from fire and accidents. Live, lighted candles don't belong on your Christmas tree. Remeber to turn off Christmas tree lights when you leave the house or when going to bed. When decorating the tree, it is a good idea not to decorate the lower limbs with breakable ornaments if small children or pets are in the house. They could be knocked off, break and serious cuts may result. Keep trees away from curtains, decorations, and other flammable furnishings. When setting up a Christmas tree or other holiday display, make sure doors and passage-ways are clear inside of your home. If you use lights on your Christmas tree, ensure the wiring is not damaged or frayed, which could cause a fire. Also be sure that your tree is mounted on a sturdy platform so children, elderly persons or family pets cannot pull it over.

Will you have guests in your home over the coming holiday season? Make sure they know about your family fire escape plan and designated meeting place outside the home. How safe is your home from fire? Use the FEMA Home Hazard Checklist to check, which can be found at: https://www.usfa.fema.gov/downloads/fief/up_in_smoke_home_checklist.pdf.

Here's to a safe and enjoyable holiday season!

In The Know: Feeding Ducks

Feeding wild ducks occasionally is generally not problematic but when they are fed every day they forget how to forage for their food. Younger ones might never learn. It is really a disservice to them because they require a varied diet including plenty of natural plants and insect proteins. It also contributes to overpopulation. People often feed them bread, which should be classified as a no-no. Bread provides them with zero useable nutrients but lots of added body fat. It can also cause a wing deformity known as “angel wing”, an irreversible wing deformity which prevents them from being able to fly. Let’s enjoy wild ducks but not spoil them.



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

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

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

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

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 - 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 cityofsugarlandtx.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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- 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 Dobbbers Taken Over **YOUR** Home?

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

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Millennials are starting to become a force in the real estate market. But with any new generation of buyers, tastes and needs of clientele change.



What home features are millennials looking for? Here we cover a few upgrades to attract these new potential buyers. **Smart tech**—It's no secret that younger generations are entrenched in the hottest or newest technologies on the market. What can really set your home apart from more traditional spaces is upgrading to make the house "smarter." Whether security systems, appliances or climate control systems, smart devices not only can make your home run more efficiently, but can also show buyers your property is mod-

ern and a great investment. **Home office space**—Even before the pandemic, younger generations gravitated more toward the idea of working from home. Think about converting or staging an extra bedroom into a dedicated work-at-home space. This will help buyers truly envision how their life may look after purchasing the home. **USB charging outlets**—People are more connected to their devices than ever before, with millennials being one of the generations leading the charge. Consider changing out the dated electrical outlets around your home for ones adapted with USB charging capabilities. This lets people charge their devices all around the house without having to constantly switch plugs and cords for various appliances.



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