

# SUGAR MILL

## RESIDENTIAL NEWSLETTER

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COMMITTEE MEETINGS ARE ON  
HOLD NOW DUE TO COVID AND  
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BOARD MEETINGS ARE BEING  
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### Buried Treasure in Sugar Mill?! A Tale of Mystery, Intrigue, and Demolition

Our residents have no doubt seen the beautiful restoration of our Jess Pirtle and Lake pool center tennis courts. With new nets, windscreen, resurfacing, and a fresh coat of paint these courts have never looked better.



We would like to remind residents that our courts are only for Sugar Mill residents and their supervised guest. Professional lessons are prohibited.

On to the intrigue: After professional investigation, it has been determined that the 7th street tennis court is unsuitable for repair. With catastrophic foundation problems, our community will need to fully demolish the court and start from scratch.

What will be found once the rubble is removed? Templar treasure? The Ark of the covenant? A 1980's time-capsule containing legwarmers, a cabbage patch kid, and a mint copy of *Thriller*?

None of the above.

What **will** be found after the demolition is: Opportunity

We now have the opportunity to build something for the future generations of our neighborhood. Many suggestions have been presented to the Sugar Mill HOA board about how to repurpose this ~4000sq feet of space. These great ideas include: community gardens, splash pads, another tennis court, shuffle board courts, a SpaceX Launch facility, and pickle-ball courts.

We want the community, not just a few boisterous people to choose what happens with this piece of property.

So, what do you want in this recreational space?

For the next month we will be compiling survey results to better understand our community's desires for this space. Please take a moment and fill out the 3 question survey here:

<https://www.surveymonkey.com/r/2FT9T8K>

Sincerely,  
Sugar Mill Board of Directors

### ONE FISH, TWO FISH?

THE BEAUTIFUL RAGUS LAKE HAS BEEN  
RESTOCKED WITH SEVERAL SPECIES!

### POOL SEASON IS HERE!

THIS YEAR WE WILL NOT BE ISSUING ID CARDS. INSTEAD  
THE COMMUNITY WILL BE PROVIDING WRIST BANDS.

### THE UNWITTING CRIMINAL

YOU MIGHT BE BREAKING THE LAW AND NOT EVEN  
KNOW IT!

## One fish, Two fish, Red fish, New fish?

Yes, that's right! The beautiful Ragus Lake has been restocked with some wonderful species. With the completion of the gorgeous fountains, our lake is in prime health for a multitude of aquatic fauna. We ask that residents continue to observe the catch and release guidelines for our fin-covered friends.

Also, keep an eye out for alligators! On a few rare occasions, alligators have found their way into our lake. If spotted, please inform the HOA board immediately.

## Water Fowl on the prowl

Do NOT feed the ducks. Feeding these ducks can lead to over population, dependence on humans, and is detrimental to migratory fowl.



## Word of the Day

Anatidaephobia – "The fear that somewhere, somehow, a **duck** is **watching** you."

## LARPing in Sugar Mill?!

Should Sugar Mill residents be concerned about the growing prevalence of LARPing throughout the US?

No. No they should not.

**Just like many boardgames and fantasy football, LARPing** is a popular fantasy game played all around the world. It stands for Live Action Role Playing, and it involves people creating characters and acting out various fictional scenarios in real life. In many cases it involves elaborate costumes, pretend magic, and foam swords. While this phenomena has yet to be witnessed in Sugar Mill, it is no cause for concern... unless you are concerned about having too much fun.

## SUGAR MILL 2021 POOL SEASON IS HERE!



### New Procedure:

This year we will not be issuing ID cards. Instead the community will be providing wristbands to each family that will grant them access.

Wristbands will be distributed on Friday May 28th from 4PM to 7PM at the lake center pool and again on Saturday, June 5th from 9AM-Noon at both pools

### MEMORIAL DAY WEEKEND IS OPEN SWIM BUT...

You **MUST** have wristbands to swim in either pool effective JUNE 1ST! Waivers will be available for signing at both pools during wristband pick-up days.

### Pool Hours

May 29th through August 15th

Swimming will be allowed in 2 hour increments as below:

Tuesday-Sunday (9:00am – 8:00pm)

- i. 9:00am-11:00am
- ii. 11:30am-1:30pm
- iii. 2:00pm-4:00pm
- iv. 4:30pm-6:30pm
- v. 7:00pm-8:00pm

August 16th thru September 6th

Swimming will be allowed in 2 hour increments as below:

Saturday & Sunday (9:00am – 8:00pm)

- i. 9:00am-11:00am
- ii. 11:30am-1:30pm
- iii. 2:00pm-4:00pm
- iv. 4:30pm-6:30pm
- v. 7:00pm-8:00pm

Exceptions: Monday, September 6th (Labor Day) 9:00am-8:00pm



# HOA Dues!

During the past year we have all faced unprecedented challenges and unforeseen circumstances. It has been amazing to see the adaptability and perseverance of the human spirit.

As always, our community and the HOA board are committed to helping those in need. If you have yet to pay your annual assessment, there are options. Please contact the HOA board to set up a payment plan or discuss options for your home. Please contact the board via our website at <http://www.sugarmillhoa.net>.



## Good Fences Make Good Neighbors!



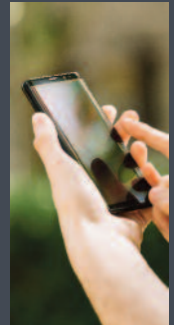
While the community is very happy with the new fences that were completed in 2020, there is still much work to be done. The Sugar Mill HOA board is currently reviewing bids to continue the fence replacement along Jess Pirtle and 7th street. With the rising costs of construction materials, it is critical that the decision be made tactfully and in an economically prudent way. As decisions are made the Sugar Mill HOA board will keep the residents informed through normal channels of communication.

## 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.



## The Unwitting Criminal

You might be breaking the law and not even know it!

According to the Texas Transportation Code, it is illegal to park over a sidewalk. The sidewalk is considered a throughway for pedestrian traffic and not to be constricted. It also violates local Sugar Land ordinances that state that sidewalks and pedestrian thoroughfares cannot be blocked by motor vehicles.

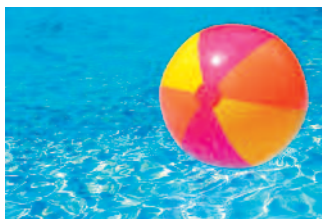
Does this mean that you cannot block the sidewalk, even if you are parked in your own driveway? Yes. If you are parked in your driveway, but blocking the sidewalk you are in violation.

You can and will receive tickets resulting in fines. The Sugar Land police department is aware of this problem and will be patrolling and issuing tickets to those in violation.

Not only is blocking the sidewalk illegal, it's also discourteous. There is only 2 reasons someone would block the sidewalk, either you were unaware of the law or you're an uncivilized narcissist. Don't be boorish. Be a great neighbor and keep our sidewalks clear of your vehicle.



# Practice Summer Safety



Summer is approaching quickly. Playing outdoors is a great way to have fun and exercise, but it comes with risks. The Centers for Disease Control (CDC) says that your best defense against summer related accidents and illnesses is prevention.

Ultraviolet radiation (UV) comes from the sun and tanning beds. Less than a handful of sunburns can increase you and your child's risk of skin cancer later in life.

Prevention:

- Avoid sun exposure between 10 am - 4 pm. You are still at risk on cloudy days.
- Pick a sunscreen that has the words, "BROAD SPECTRUM" to block both types of UV rays.
- Look for a SPF of at least 15. SPF 30 or more is better.
- Apply sunscreen generously 15 minutes before outdoor activities, and reapply every 2 hours and after swimming.

## ASTROS FINALIZE ACQUISITION OF SUGAR LAND SKEETERS FRANCHISE

The Houston Astros acquisition of the Sugar Land Skeeters franchise was officially approved by the Sugar Land City Council today. As part of the agreement, the Astros and the City of Sugar Land partnered on a lease extension, keeping the Skeeters at Constellation Field through at least the 2045 season.

Following the announcement, the Astros now have majority ownership of the Sugar Land Skeeters, which will serve as the club's Triple A affiliate beginning this season. Sugar Land joins the organization after spending the last nine years in the Independent League (2012-20), which included two league titles for the Skeeters (2016, 2018).

In November, the Astros began renovations to Constellation Field. Improvements include new full field stadium netting, new batting cages, and a complete redesign of weight rooms and clubhouses, which will now include a full service kitchen. Other upgrades include the addition of new bullpen fan area, additional seating around the ballpark and a completely new playing surface made up of TifTuf Bermudagrass.

## Summer First Aid Kit

Summer fun can bring accidents. No matter how careful we are with our children, accidents will happen. When one happens, taking care of it quickly is vital. Having a First Aid kit handy can relieve the pain and worry for both the parent and the child. You can either purchase a kit and add things or make your own. Here are a list of items recommended to have on hand:

- Tote bag or small box/ one for the car & one for the house
- First aid manual, read it before you need it
- Syrup of Ipecac (check the expiration date) to counteract certain poisons
- Disposable, instant-activating ice bags, used to minimize swelling
- Small scissors
- Tweezers
- Gauze pads
- Adhesive tape
- Adhesive bandages, various sizes
- Over the counter antihistamine, for minor allergic reactions
- Hydrocortisone cream
- Antiseptic cream
- Acetaminophen for pain, fever, sprains & strains



Also tape important phone numbers in the lid, Poison Control, your doctor, etc. You may also want to keep a copy of your health insurance information in the box. Learn CPR and the Heimlich maneuver. Hopefully, you'll never need it but if you do you'll be ready.

## Being A Good Neighbor

A good neighbor is one who maintains the exterior of their house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. If you can't mow your own lawn, hire a lawn service to keep it tidy. Basic exterior maintenance tips include:

- Mow the lawn on a regular basis, trim hedges and keep tree wells tidy.
- Remove mold from the exterior walls and paint when necessary.
- Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.

### 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 [cityofsugarlandtx.gov](http://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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in Sugar Land

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# 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 Dobbbers Taken Over **YOUR** Home?

# 281-277-4013



## CALL VICKI!

### DOING GOOD IN THE NEIGHBORHOOD

*If you are Buying or Selling in Sugar Mill,  
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vickih@waynemurray.net.*

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## HOW TO LOWER YOUR ELECTRICITY BILL

**DID YOU KNOW?**

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.



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## SUMMER LAWN TIPS

As you well know, hot, dry days are just an in-escapable part of summer. Many lawns seem to bake in the heat. You can help your lawn cope with the heat if you do these things:

### Mow High

If you cut your grass short, you're short-changing your lawn. Longer grass allows the growth of longer roots, which can reach down for moisture even on hot, dry days. Just set your mower on one of the highest settings. You'll be surprised what a difference this simple step can make.

### Watering

If your grass has been cut short all season, you're going to have to water frequently. But even longer grass needs moisture. So if you choose to water during a dry spell, be sure to water deeply but infrequently. Frequent, shallow watering encourages grass to grow short roots, causing the grass to stress out during droughts. But an inch of water a week serves as a good rule of thumb for keeping your lawn green during the hot summer. Just be sure to water as early as possible in the morning to help reduce wasteful evaporation.

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

*Helping buyers and sellers fulfill their real estate dreams for 34 years.*

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.



**Martha Lusk, CRS, ASP**  
 Realtor, Re/Max Southwest  
 Accredited Staging Professional  
**713.826.2331**  
 mlusk@windstream.net  
*Sugar Mill resident for 30 years.*

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Do you know someone who is thinking of buying or selling a home? Please mention my name.

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*Sugar Mill Specialist and Waterfront Specialist*