

IMPORTANT PHONE NUMBERS

Emergency.....911
 Ft. Bend County Non Emergency
 Sheriff, Fire, Ambulance.....281-341-4665
 Northeast Ft. Bend County
 Fire Department.....281-341-4665
 Ambulance.....281-341-4665
 FBC MUD 2 Patrol.....713-504-1978
 Medical Transportation Program....877-633-8747
 MASC Austin Properties, Inc.....713-776-1771
 Poison Control.....800-764-7661
 Fort Bend County Courthouse.....281-341-3710
 Animal Control.....281-342-1512
 Ft. Bend Road/Bridge Repair.....281-342-4513
 TX Environmental Waste.....281-368-8397
 Recycling Center.....281-342-5226
 Reliant Energy.....713-207-7777
 Reliant Energy Entex.....713-659-2111
 Fort Bend MUD #2 (Billing).....281-290-6507
 (24-hr Report Leaks, Sewer).....281-290-6503
 WCA (trash & recycling services)...281-368-8397

Schools:

Townwest Elementary.....281-634-4480
 Barrington Place Elementary.....281-634-4040
 Sugar Land Middle School.....281-634-3080
 Kempner High School.....281-634-2300

WWW.TOWNEWEST.COM

Townwest HOA
 c/o MASC Austin Properties, Inc.
 945 Eldridge Road
 Sugar Land, TX 77478

PRSR STD
 US POSTAGE PAID
 SUGAR LAND TX
 PERMIT NO 500

FALL BACK



NOVEMBER 4th!

LEASH YOUR PET! IT IS THE LAW! LEASHING YOUR PET IS REQUIRED. NO PETS SHOULD EVER BE ALLOWED TO ROAM ANYWHERE WITH THE EXCEPTIONS OF DOG PARKS OR ON YOUR PROPERTY.

CLUBHOUSE RENTAL

Homeowners and Tenants: The clubhouse is available for rental! Please contact Veronica Navarrete with MASC Austin Properties, Inc., 713-776-1771. All reservations must be made between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday



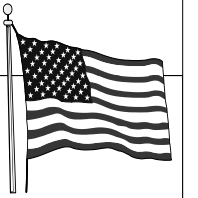
Please note that reservations are on a first-come, first-served basis. A \$225.00 rental fee and \$350.00 deposit must accompany all reservations.

MONTHLY MEETING

Board of Directors Meetings are conducted the second Thursday of each month. The meetings are held at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

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Townwest Homeowners Association, Inc.



TOWNEWEST TIDINGS®

Sections 1 thru 4

Volume 18 Issue 3

3rd Quarter 2018

www.townwest.com

BOARD OF DIRECTORS

President
 Jack Goerz

Vice-President
 Linda Torres

Treasurer
 Dennis Shea

Secretary
 Terri Doyle

Member-At-Large
 Lisa Dudley

Managed by:
 MASC Austin
 Properties, Inc.

945 Eldridge Road
 Sugar Land, TX 77478
 (713) 776-1771

April Pitarra,
 Property Manager

MONTHLY HOA MEETING

are conducted the second Thursday of each month. at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

REMINDER: Please do not put trash out before 6:00 p.m. the night before the scheduled pickup day. **Garbage cans must be stored out of public view.**

NATIONAL NIGHT OUT SEPTEMBER 29TH

Are you ready for a party! Saturday, September 29th is National Night Out for Townwest HOA residents!

Bring family, friends and neighbors for a evening of fun, entertainment and dinner! Come meet new friends and neighbors. Receive information about fighting crime and staying safe.

A strong, united and informed neighborhood sends a powerful message to criminals

The festivities include:
 3 pm to 7 pm
 • POOL OPEN

Starting at 6 pm

- Hotdogs by James Coney Island
- Chips & drinks
- Snow cones & cotton candy
- 2 moonwalks (close @ dusk)
- Movie behind clubhouse (starts @ dusk)
- Sheriff K-9 division
- Fort Bend MUD #2 Patrol
- Information from NFBWA

Don't forget your blankets or chairs for "Movie Time" behind the clubhouse at dusk!

Come support our neighborhood by saying "NO" to crime.

MOBILE VET RETURNS 09/19/18

The Mobile Vet returns **Wednesday, September 19, 2018** at the clubhouse, 10322 Old Towne Lane, from 4 pm to 7 pm.

Fort Bend MUD #2 will be sponsoring the event which is opened to the residents of the District. Neighborhoods include:

- Townwest HOA
- Townwest CIA
- Eldridge Park Village
- Riverway Estates

Reminders:

- **All pets must be leashed or crated**
- **Please pick up after your pet**

Dog Vaccines:

- Rabies - \$9.95
 - Rabies 3 yrs - \$26.95
- Cat Vaccines:
- Rabies - \$9.95
 - Rabies 3 yrs - \$26.95

For more information, services and pricing, please log on to www.themobilevetclinic.com/

Bring your pets, meet Fort Bend MUD #2 Board members, and receive conservation tips and information.

We look forward to seeing you!



IMPORTANT ACC GUIDELINES, DEED RESTRICTIONS & MORE

When you purchase your home it is very exciting, thrilling and scary. Most people do not realize when they make a home purchase that has a HOA, CIA, or POA, there are ACC Guidelines and Deed restrictions. A copy of the "Guidelines" are presented to the new owner at closing.

One duty of the board is to enforce the Guidelines. No one is exempt from abiding by them. NO ONE. The board handles all violations but are restricted to providing information about a property violation due to the Privacy Act.

The Guidelines may seem harsh but are meant to help maintain Townewest attractiveness and our property values. Buying a home is one of the biggest investments you make in your lifetime. Help protect your investment and your neighbors.

Violation letters are sent out each month. If you receive a letter and you do not feel like it is warranted, please contact MASC API at (713) 776-1771.

Have a travel trailer, trailer, motor home, boat in your driveway for a few days? Have a certain day

each week for yard work or have a lawn crew? Communicate with MASC API at (713) 776-1771 to possible avoid receiving a letter. The Board would like to thank the residents who correct their violations and maintain their property. Your efforts are appreciated. Top deed restrictions violations include:

- Poor lawn /edging maintenance
- Lack of pruning
- House need painting
- Trash cans in view
- Inoperable vehicles
- Fence repair
- Vehicles parked in yard
- Basketball goals in street/edge of driveway
- Mildew on roof / house / driveways
- Daily/weekly garage sales
- Businesses such as daycares, auto maintenance, lawn companies with trailers
- Storage of trailers, campers, boats, or watercrafts for a prolonged period of time

- Raising of farm animals
- Driveways/sidewalks broken up
- Rotten wood

Please keep in mind any improvements or revisions to the exterior of your home must be approved prior to any work being performed. Failure to follow these guidelines may result in immediate removal and/or legal action being taken. If you have questions regarding your renovations, please contact Brittney at (713) 776-1771.

The ACC Application is available on the website: www.townewest.com. The application is located under the "ACC Guidelines" tab.

REMINDER: When turning in your ACC application remember to include your survey and a drawing of your project if adding to your property.

For more information, contact Austin Properties at 713-776-1771.

Please abide by the ACC Guidelines and Deed Restrictions.

SCOOP THE POOP

Help stop pointless poo-llution! When taking your pet for a walk, please remember to clean up after your pet. Besides being unpleasant to the nose and eyes, pet waste is an environmental pollutant that **can seriously harm Texas waterways and threaten the health of humans.**

So remember, wherever you take your pet, clean up after it and encourage others to do as well.

Our park is a very important place. Children play, residents picnics and birthday parties are held in the park.

A waste station as been placed in the park for your convenience,

please use it.

Thank you to pet owners who pick up after their pet.



REPORT TO:

Road and Bridge (281) 342-4513 or use Connect with Fort Bend App
• Ponding in the streets
• Street/Curb Repair
• Street signs
• Dead Animals

Fort Bend MUD #2 Water/Sewer
• Billing (281) 290-6507
• 24-hr Report Leaks, Sewer (281) 290-6503
• Storm Inlets
• Manholes

Austin Properties
Property Manager, April Pitarra
(713) 776-1771.

Please report issues with:
• Property
• Pool
• Park
• Landscaping in common areas
• Group homes
You my report anonymously.

WCA (trash & recycling services)
(281) 368-8397
• Replacement carts

Trash Guidelines, please log onto www.fortbendmud2.org

Reporting to the proper authority will help resolve the issue more efficiently.

By not reporting or communicating an issue affects everyone.

If you are uncomfortable to report an issue, please ask a family member, friend or someone you trust to report it for you.

VOLUNTEERS/COMMITTEES ARE ALWAYS APPRECIATED

We are looking for volunteers for the following committees. Any time you can spare is appreciated.

- Yard of the Month

- Social Events
- Playground/Park
- Street Lights
- Landscaping

- Newsletter/Website

Please contact April at 713-776-1771 to sign up!

Come meet new people in your community and help make

YARD OF THE MONTH

July Winners
• 10002 Overview
• 10026 Paint Brush Ln
• 10350Clark Tower Ln
Congratulations and thank you for help making Townewest beautiful! Great job!

September will be our last month for Yard of the month. So you have one last chance to win a \$50 gift card to Home Depot for all your amazing



efforts you put into your lawn this summer.

Remember...We will have a Christmas lighting contest in December!

Please be respectful of your neighbors. Do not blare music, block driveways or sidewalks, park illegally, stand or walk on people's lawns, litter lawns or streets. Common courtesy goes a long ways!

SIGNAGE INCLUDING GARAGE SALE, OTHER ANNOUNCEMENTS, AVERTISING, LOST PETS, SERVICES, OR EVENTS SHOULD NOT BE ATTACHED TO ANY STOP SIGN OR STREET SIGN. REMEMBER TO PICK UP ANY SIGNS YOU MAY PUT UP.