



**SPRING EDITION
NEWSLETTER
March 2019**

Tara Association Bulletin

www.mascapi.com/ TARA ASSOCIATION

2019 Board Members

**Ben Pace
President**

**Cynthia Kessler
Vice President**

**Carolyn Ferguson
Treasurer**

**Hope Robledo
Secretary**

**Susie Balascio
At Large**

PRESIDENT'S MESSAGE

With the soundwall construction along Crabb River Rd. beginning in September, we would like for everyone to know that the Board is in communication with TXDOT and will make sure we have the most updated information to give to our homeowners. We are aware that our entrance areas of the community will be affected and will make sure they look better than ever to match our new soundwall.

The Board is excited to announce that this year we will be promoting the NEIGHBORHOOD SPOTLIGHT in our newsletters. If you live in Tara Association and have a business that you would like to promote such as landscaping maintenance, general contracting, house cleaning, driveway repairs, etc., please send your information to our property manager Angela Connell at aconnell@mascapi.com.

With summer vacation around the corner, we encourage our teenagers to also promote their dog sitting, baby sitting and lawn mowing skills in the NEIGHBORHOOD SPOTLIGHT.

Tara Board of Directors meets the 2nd Monday of the month at 7:00pm at the Great Oaks Baptist Church located at 7101 FM 2759



We want to thank Great Oaks Baptist church for allowing us to use the church grounds for all our community events.



Tara Association knows that this will be a great way to help each other out!

Neighborhood Annual Easter Egg Hunt



Don't forget our Annual Easter Egg Hunt with our neighbors, Tara Colony HOA and Stone River this year on April 13, 2019 starting at 11:00am at the Great Oaks Baptist Church.

We host a Easter Egg Hunt for the little ones and one for the older kiddos to make sure everyone get a good share of those "egg-citing" Easter Eggs. There will be Easter baskets and more gift cards to win!

Face painting for the kids and fun music to dance to along with a special visit from our amazing Easter Bunny who has lots of candy to hand out! So make sure to dress in your Sunday best to take pictures with the bunny!

We need volunteers to help out with this event! If you are interested in signing up, please contact our management company at (713) 776-1771 or email our property manager at aconnell@mascapi.com.

WE "HOP" TO SEE YOU THERE!

Take Pride & Win Yard Of The Month Contest This Year!

Our Yard of the Month contest will begin in **May and continue through September**. **Three homes** will be chosen every month and will be awarded with a Yard of the Month sign that will be placed in their front lawn all month, along with a \$25.00 gift card which you will receive by mail.



The winning homes will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note your HOA assessments need to be paid in full in order to participate and be a winner of the Yard of the Month contest.

Tara Association encourages all residents to take pride in their homes and neighborhood and maintain their yards in such a way that they enhance the overall curb appeal of the entire community.

Make sure not to keep the Yard of the Month sign!

The sign will be picked up at the end of the month to be placed on the following month's winner's lawn.

Stay Informed With The Tara Association Email Blast!

We have over 100 homeowners who have signed up for the Email Blast! The Tara Association Board of Directors has implemented an E-mail Blast feature for residents website: www.mascapei.com under MY NEIGHBORHOOD- TARA ASSOCIATION.

An E-mail Blast is a helpful communication tool which the Board of Directors have used to distribute important information such as reminders to pay the HOA dues, annual meeting dates, and community events like our Annual Easter Egg Hunt and National Night Out.

If you are interested in receiving our community E-mail Blasts, go to our website and sign up!

2019 Annual Assessments Reminders

The annual assessments were due on January 1, 2019. They are considered late after January 31, 2019 and all past due accounts have been assessed a late fee of \$20.00 along with a monthly collection fee of \$10.00 until paid in full.

Your assessments are what allow your Board of Directors to maintain your community. The assessments cover the cost of the maintenance of the common areas, as well, as other operational costs of the Association (utilities, insurance, entrance maintenance, management and recreational activities).

Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email pmancuso@mascapei.com to make payment arrangements if you haven't paid your 2019 annual assessments yet.

We are now accepting credit card payments! Go to our website at www.mascapei.com and find our neighborhood- TARA ASSOCIATION and click the ONLINE PAYMENT box.

Overgrown Trees In Tara



Now is the time to take advantage of trimming the overgrown trees before the spring bloom. All trees and limbs growing in or near a right of way must be trimmed to the regulated height of 12 feet above streets and 8 feet above sidewalks.

Many of the trees are so overgrown that they have covered the streetlights and are causing visibility issues. Deed restriction letters will continue to be mailed to owners who need to trim their trees.

We appreciate your effort once again in taking pride in the upkeep of your home and our community.

Community Seasonal Banners

In order to make the neighborhood more welcoming, Tara Association has purchased seasonal banners to decorate our street light poles. Here is the schedule of when they are displayed:



Spring Banner
March 1st to
Memorial Weekend

Flag Banner
Memorial Weekend through
Labor Day weekend



Fall Banner
After Labor Day weekend
through the week after
Thanksgiving

Winter Banner
After Thanksgiving
through February 28th

***We have 2 banners for
the winter season that are
displayed*



Make Sure Your Pet Is On A Leash!



Dogs and cats may not run at large in our neighborhood. **Running at large** means going on public or private property without the owner or another person having direct physical control of the animal. An animal on a leash is considered to be under direct physical control of a person. When animals are not on a leash they must be otherwise restrained, either behind a fence or in some other enclosure that will prevent their escape. Running at large may result in impoundment of the animal or in the issuance of one or more citations from Fort Bend County.

Scoop The Poop– Help Stop Pointless Poo-llution!

You can make a difference! Besides being unpleasant to the nose and eyes, pet waste is an environmental pollutant that can seriously harm our waterways. A quick rain shower is all it takes to transfer dog droppings from the ground and into our streams, lakes, rivers and ultimately Galveston Bay. By scooping the poop you are removing harmful nutrients and bacteria from local waterways, keeping our citizens healthy and our yards and shoes clean.

When you take on the role of “pet parent” that comes with the good (puppy and dog snuggles) and the not-so-good (picking up your dog’s poop). Invest in some pretty, scented biodegradable poop bags and you can be stylish as well as responsible and considerate neighbor!

Helpful numbers to keep handy

Fort Bend Sheriff non-emergency

(281) 341-4665

Fort Bend Animal Control

(281) 342-1512

Centerpoint Energy Gas

(713) 207-2222

Si Environmental

(Water bill and service questions)

(832) 490-1600

To report the water leak or emergency

(832) 490-1601

Best Trash

(trash service pickup)

(281) 313-2378

MASC Austin Properties, Inc.

(713) 776-1771

Angela Connell, property manager

aconnell@mascapi.com

www.mascapi.com

Check Out The Fort Bend County App!

[Fort Bend County Information Technology](#) has partnered with PublicStuff to create a mobile app to better interface with residents and allow individuals to clearly and directly communicate specific problems within the County. *Connect with Fort Bend* provides another option for residents to submit, track and view nearby non-emergency service requests through their smartphones and online. By simply snapping a picture, damaged or downed street signs, potholes, drainage problems and similar issues can be reported and routed to the appropriate County department. Once requests are submitted, the relevant staff redirects and responds to requests through a customized workflow management system. Residents can also use the in-app widgets to find information about events, public facilities and polling locations, as well as receive alerts of emergencies and County activities.

In a time when most people live in the world of apps, citizens will be able to quickly reach out to County staff about a particular problem or issue they might have. *Connect with Fort Bend* will transform the relationship with residents through technology. The app is available for download from [Apple](#) and [Google](#).



Report Crime & Be Informed

The Fort Bend County Sheriff's Office has updated their website to provide more services to the community and be more involved to report crime in their area. On their website www.fortbendcountytx.gov, you will find links to report the following:

- Non emergency incidents
- Traffic Complaint
- Narcotics Activity and Human Trafficking
- Sign up for Free Emergency Alerts

TOGETHER
we can make a difference

They also work with the Crime Stoppers program, which empowers regular people to fight back against crime. Anyone can **submit an anonymous tip** by using our Online Web Tips, Mobile Tips, or by calling the Tip Line. If that tip leads to an arrest, you can receive a cash reward! Don't forget to also follow them on **Facebook– FORT BEND COUNTY SHERIFF'S OFFICE** and get the latest news and alerts of what is happening in our county.

Deed Restrictions For Our Community

Some of the most common deed restriction violations in Tara Association:

Fencing: Fence repairs, gate repairs, broken fence pickets, leaning fences

Exterior Maintenance: Mildew that needs to be removed, home needs to be painted with ACC approval, replacement of rotten wood, soffit repair, gutter repair

Vehicle Parking: Inoperable vehicles with flat tires, expired registration and vehicles that are not in working condition.



Please note: Semi trucks, wrecker trucks and dump trucks are not permitted to drive through the residential streets. These commercial vehicles are causing excessive wear and tear to the roads!

If you are making any type of improvement to the exterior of your home, you must submit a Home Improvement request form to MASC Austin Properties, Inc. before starting the work. This includes painting the exterior, fence replacement, room addition, driveway extension, etc. You can find the form on our website www.mas capi.com under "MY NEIGHBORHOOD"- Tara Association; under the Documents section. Click on ACC APPLICATION FORM and print. Please mail or email the application with the necessary information and samples for a quicker response.

Tara Association 2019 Budget Summary

<u>Administrative Expenses</u>	\$ 56,108.00	
<i>Expenses include printing, postage, HOA common area insurance, cost of letters sent to homeowners for collection of HOA dues and deed restriction violation, etc.</i>		
<u>Contract Services</u>	\$68,262.00	
<i>Expenses include landscape contract to maintain entrances, common area and park; MASC Austin Properties, Inc. management, patrol services, storage for all the Association's documentation and community event supplies, etc.</i>		
<u>Maintenance</u>	\$ 7,450.00	
<i>Expenses include repairs to park area, entrance signs, irrigation repairs, tree trimming, community events, flags displayed at entrances, etc.</i>		
<u>Utilities</u>	\$37,800.00	
Expenses included streetlight electrical bills, entrance monument lighting and irrigation water usage.		
Total Expenses		\$169,620.00
Budgeted Income		\$169,620.00

2019 Annual Meeting Recap

Due to a quorum not being established a general meeting was called to order.

Deputy Jackson and Deputy Garza provided reports on the patrol activity throughout the community and answered questions from the residents.

Treasurer's Report- Cash Balance 12/31/18- \$224,087.96

2018 Assessment Collection 97.23%

Approx. 368 homes have prepaid for 2019

2018 accomplishments- 6th Annual National Night Out Event which received over \$3,565.00 in donations from local vendors, Easter Egg Hunt, publication of two (2) newsletters, yard of the month awards (May – August), Boy Scouts flag placement at the entrances, decorative banners throughout the community, the Christmas decorating contest, installation of new lighting and camera at the Tara park, MUD sponsored Recycle Shred Day and the implementation of an Email Blast Notification to owners/residents offered through the association webpage.

2018 goals- Continuing patrol services to the community, continued community events (Easter Egg Hunt/ National Night Out), publication of two (2) newsletters, Yard of the Month through the summer months, and the Christmas decorating contest.

Elections- Three (3) two year positions were available for election. Mrs. Hope Robledo, Mrs. Cynthia Kessler and Mrs. Susie Balascio ran for election. Mrs. Hope Robledo, Mrs. Cynthia Kessler and Mrs. Susie Balascio were elected to the positions.

Tara Association c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
www.mascapi.com

**2019 SEASON
REGISTRATION
Fort Bend Ravens
Football and Cheer**



**PLEASE SEE OUR
WEBSITE FOR REGISTRATION INFORMATION
WWW.FORTBENDRAVENS.ORG**

If you have questions
please email us
at fortbendravens@gmail.com

Eligible players are children ages 5-12 through the end of their 6th grade year. There are age, grade and weight requirements at each level.



**SAVE THE DATE...
THE SPAZMATICS**

ARE COMING TO BOOTS & BLING!

SATURDAY, APRIL 6, 2019
7 PM

FT. BEND CO. FAIR GROUNDS BLDG C
TICKETS AVAILABLE NOW ONLINE AT
WWW.GRHSABC.COM

PROCEEDS BENEFIT ALL STUDENT ATHLETES AT
GEORGE RANCH HIGH SCHOOL
MUST BE 21 TO ATTEND

Welcome

**A Big Welcome to Susie Balascio as the newest
member of Tara Association.**

**We know her input will benefit the community
in many ways!**