

From The Board:

Meetings

Meetings are held at:
Sugar Land First United
Methodist Church
431 Eldridge Road
Sugar Land, TX 77478.

Architectural Control
Committee Meetings are
held the second Tuesday
of each month in Room
608 at 7:00PM.

Lake Committee Meetings
are held the second
Tuesday of each month in
room 600 at 6:30PM.

Board of Directors
Meetings are held the
third Monday of each
month in room 600,
(unless otherwise noted)
at 7:00PM.

HOA Annual Meeting is
held the last Tuesday in
March of each year.

For more information,
please contact Terri Salter
at MASC Austin
Properties, Inc. at:
(713) 776-1771 or
tsalter@mascapi.com.

The summer vacation season will end with school beginning on August 26th. Please be aware of the school zones as students travel to their classrooms. The beginning of school brings excitement and new schedules. Please be aware of distracted drivers, bike riders and walkers as new schedules begin.

The BOD not only goes to our own meetings, we also attend a Quarterly HOA/Neighborhood Representatives Meeting at City Hall. Here is a brief overview of the topics covered in that meeting:

-Residential and Burglary of Motor Vehicles are up just a little this year to date. The most common element in all of these crimes – unlocked doors or not setting the burglar alarm in your house. The City allows 5 free alarm calls/year to each residential customer; after that it is \$50/call. Even if your alarm company calls the SLPD to check out suspicious activity and later disregards that call it counts toward the five per year. The most effective crime prevention tool is calling in suspicious cars/people in the neighborhood and letting the SLPD check it out.

These reports of suspicious activity do not count toward any limit and are the most effective in proactively stopping crime. We encourage everyone to let the professional staff of the SLPD investigate suspicious activity. Another good way to document suspicious activity is to take a photo with your cell phone from inside your house. Do not put yourself in harms way. The #1 reason for BMV are unlocked doors – simply locking the car doors while they are parked in your driveway will significantly reduce your risk of being burgled. Locked doors in the home and vehicle are simple steps that will reduce crime in our neighborhood.

-The SLPD has a Home Watch Program – please call the police department and find out about this program to watch your house while you are away – 281-275-2525.

-The City will change their chemicals used to disinfect our water supply from Chlorine to Chloramines. This change is anticipated to begin on August 15.

-There will be a Water Conservation Workshop at City Hall on October 26th – this is an important topic in our community – more information can be found on the City's new and improved website.

Public Hearing on \$50 Million Bond Election Recommendation Set for Aug. 6

"A citizens' bond committee recently recommended a \$50 million bond election for four quality of life parks projects.

A public hearing will be held on Aug. 6 during a regularly scheduled City Council meeting, and a November election with three propositions is expected to be called on Aug. 20.

Mayor James Thompson and City Manager Allen Bogard formally announced plans for the bond election during Sugar Land's State of the City event on Jan. 18. A citizens' bond committee was formed in February.

More than 100 residents met from March through May to prioritize projects, consider phasing opportunities and evaluate funding. The following projects are expected to be placed on a November ballot as three separate propositions for voters to consider:

- *Parkland development and along the Brazos River would include a multi-purpose lake for canoeing, kayaking, dragon boat races and fishing. Amenities included at the lake would be a boathouse, pier, shelters, restrooms and pavilions. There would also be a series of connecting hike and bike trails. An adjacent festival site could accommodate large-scale events like the City's annual Fourth of July celebration and other cultural and entertainment events.*

(continued on page 5)

2013 Pool Schedule

7TH STREET POOL

Now – 08/25/2013

MONDAYS	CLOSED
TUESDAYS	CLOSED
Wednesdays	12:00 pm - 8:00 pm
Thursdays	12:00 pm - 8:00 pm
Fridays	1:00 pm - 8:00 pm
Saturdays	11:00 am - 7:00 pm
Sundays	2:00 pm - 7:00 pm

LABOR DAY WEEKEND

Saturday	8/31/2013	11:00 am - 7:00 pm
Sunday	9/01/2013	2:00 pm - 7:00 pm
Monday	9/02/2013	12:00 pm - 8:00 pm

LAKE CENTER POOL

Now – 08/25/2013

Mondays	12:00 pm - 8:00 pm
Tuesday	12:00 pm - 8:00 pm
WEDNESDAY	CLOSED
THURSDAY	CLOSED
Fridays	12:00 pm - 8:30 pm
Saturdays	12:00 pm - 9:00 pm
Sundays	1:00 pm - 8:00 pm

LABOR DAY WEEKEND

Saturday	8/31/2013	12:00 pm - 9:00 pm
Sunday	9/01/2013	1:00 pm - 8:00 pm
Monday	9/02/2013	12:00 pm - 8:00 pm



PLEASE NOTE: TWO LIFEGUARDS WILL BE ON DUTY AT ALL TIMES POOLS ARE SCHEDULED TO BE OPEN

June Yard of the Month!

Phil and Cindy Bedient
13910 Wilde Forest Ct.

Phil and Cindy Bedient have lived in the Forest for 30 years. They raised their two children in Sugar Mill and are one of the few original couples in the area. They have really enjoyed the closeness of the neighborhood and the convenience to the First Colony area. They love the large lots and large trees and have added on many times to improve the property. Their yard is just gorgeous and is always well maintained and full of color. They have decided to make this their first and last home in Sugar Land, and enjoy having their kids nearby in Houston and Dallas.

See you around the block,
Cheryl Swanson
For the Sugar Mill Landscape Committee



Fish Tank Owners



Water disinfectant changes may affect aquariums...

This change is intended to benefit our customers. However, chloraminated water may be toxic to fish. Fish tank owners, please make sure that the chemicals or filters you use are designed for water that has been treated with chloramines.

Please consult your local aquarium retailer for more information about commercial aquarium products specifically designed for treating water containing chloramine.



City of Sugar Land
Water Utilities
(281) 273-2430



Sugar land Accident Reports are now available **ONLINE!**

Save **TIME** and **MONEY** by accessing reports from your home or office!

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Stop wasting your money and valuable time on driving to the Sugar Land Police Department to get reports!



Marion's Fishing Corner

D'yaketchany?

I've heard this conversation time and time again at boat ramps and marinas. The first guy normally asks "Well, did you do any good today?". To which the other guy answers, "Yeah, I caught quite a few. Nothing big, but I had a great time." And then comes the inevitable barrage of questions: "What'd ya catch 'em on?"....."Hard baits or soft plastics?"..... "Were you using a fast retrieve or bumping along the bottom?"....."Any particular color that they liked better than others?"..... What time of day were they most active?".....and the questions go on and on.

But so many times, I never hear the question asked that, in my opinion, is the most important. "How deep did you catch your fish?" I believe that the depth at which the active fish were holding is the most helpful information that you can glean from conversation with other anglers. Sure, it helps to know if fish were caught on crankbaits or worms, but if I know how deep to start my search for feeding bass, my lure choices become a lot easier. The way I figure it, if I know the "where", I can always figure out the "how". If, for instance, another angler says that he or she caught fish that were about eight feet deep, I immediately try to recall places in the lake that have good structure at that depth level. Brushpiles,

rocks, or sudden depth changes, such as dropoffs or underwater humps, would be great places to start. If I was told that fish were extremely shallow, I'd try to concentrate on the best areas that I know for topwater baits or very shallow running crankbaits. The same logic would apply to very deep water; always trying to present your lure to the best fish habitat that is located in the depth of water where you believe the active fish are holding.



So, if I could only ask one question about another fisherman's successful day, I'd want to know about depth. Many times, knowing where to throw is much more important than knowing what to throw. Anytime you hear an angler say that a certain depth of water was best, you should be able to use that information to simplify your search for cooperative fish.

Please catch and release, because a bass is too valuable of a resource to catch just once.

Good Luck, Marion

Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 18 years.

The City of Sugar Land is updating its Water Master Plan and its Land Use Master Plan. We are asking the community to share their thoughts on how to best plan for the City and its future needs.

This is the perfect opportunity to weigh-in on your thoughts and help the City take your voice into consideration when planning. You're encouraged to provide input to help shape goals and policies through our Online Town Hall. You can provide input at www.sugarlandtx.gov/online-townhall. The Online Town Hall for these topics will end soon.

Water Master Plan-

The big question is "What should the City consider when planning for future water needs, including issues such as water conservation, reclaimed water, water quality, and drought planning?" Do you think the City should impose restrictions on citizens during droughts OR do you want the City to procure as much water as they can so that you don't have to be restricted regardless of costs? Do you think incentives and programs should be provided by the City to help citizens conserve water? If so what kind of programs? How do you feel about the surface water transition?

Land Use Master Plan

Imagine Sugar Land 25 years from now. What aspects of the City's land use would you like to remain the same, and what aspects would you like to see change? How strong of a role should the City play in shaping redevelopment? How do you choose where to live and work? Does the City have the right balance of housing options? What should the priorities be for how the remaining land in Sugar Land is developed?

Thank You Sugar Mill!

We were both surprised and honored to be selected as Sugar Mill's "Yard of the Month". We have lived in Sugar Mill for more than 21 years and always admired the time and care so many neighbors dedicate towards their homes. Much credit for our yard must go to Rosa and Jeff with Greenlight Lawn and Landscaping. Their skills brought our ideas to life. And with a bit of effort (and some needed rain), it will be something we will enjoy for years to come.

Sincerely,
Rick & Wanda Sdao
223 Mill Trail Court

What a nice couple, they do all their own gardening and you can tell by their personal touches. Thanks for caring about your yard and our neighborhood.

Happy Gardening
Cheryl Swanson, For the Sugar Mill Landscape Committee



Sugar Land Garden Club's 15th Annual Garden Art & Plant Sale

The Sugar Land Garden Club is hosting its 15th annual Sugar Land Garden Art & Plant Sale, Plants-A-Palooza, on Saturday, September 21, from 8:30 a.m. to 1:00 p.m. Enjoy choosing your plants in a beautiful setting at the Sugar Lakes Clubhouse, 930 Sugar Lakes Drive. For more information call 281-491-9609 or visit sugarlandgardenclub.org. Credit cards are now accepted and admission is free.

The Sugar Land Garden Club is a 150+ member, 501(c)(3) organization that supports a variety of state-wide and community horticultural projects. The club also offers two scholarships to graduate horticultural students each year. The Garden Art and Plant Sale is one of two major fundraisers that support the club's charitable endeavors.



From The Board (continued)...

- A network of hike and bike trails throughout the City would connect neighborhoods and the community through well designed, well maintained, multi-use trails.

- A new signature park would include trails, playgrounds, picnic areas, a pavilion and a tennis center. Residents would have access to sports fields for activities such as cricket, soccer, lacrosse, rugby and flag football. More passive amenities would include a labyrinth and bocce courts.

Community input provided over years of public meetings, surveys and other forums shaped the proposed bond election and can be seen in the diversity of the offerings in each of the proposed projects – new parks, public spaces and recreational facilities that provide friends and neighbors opportunities to connect in new and unexpected ways.

The bond election will provide an opportunity for citizens to choose whether to invest in quality of life projects that will make Sugar Land an even more attractive destination for residents, business and visitors. The City's current tax rate structure can support existing parks, streets, drainage and utilities; however, the tax rate does not have the capacity for new parks projects.

The recommended projects represent a maximum 5 cents on the tax rate over five years or a total of \$128 for the average Sugar Land homeowner. Even with the maximum increase to the tax rate, Sugar Land would still have the third lowest tax rate among 63 cities within its population range. Sugar Land's last bond election was in

1999. At that time, the City expected to implement the projects without increasing the tax rate; however, the tax rate was reduced 5 cents since 1999. The current bond election proposal would increase the tax to no more than the rate in 1999.

The City of Sugar Land's sound fiscal management has earned the highest AAA credit ratings, allowing us to finance the proposed projects at competitive rates." Cited from the City of Sugar Land's website.

From the Sugar Mill BOD: The recommended projects represent a maximum increase of 5 cents on the tax rate over 5 years. The increase is approximately 15% of the current tax rate when fully implemented. The cost for the average homeowner in the city will be \$128 per year for 20 years, a total of \$2,560 per homeowner over the life of the bonds.

All of the current proposals are for facilities south of Highway 90. None of the proposed \$50 million in spending will be spent in the Sugar Mill area.

Thanks,
Sugar Mill Board of Directors



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Important Numbers

Sugar Mill's Board of Directors:

Name	Position	Contact #	Email Address
Bill Cure	President	281-491-9536	bill.cure@gmail.com
Robert Sheffield	Vice-President	281-242-0453	rsheffield81@comcast.net
Hank Ochel	Treasurer	214-293-4376	hank_ochel@me.com
Debra Blesener	Secretary	713-628-6991	debrablesener@gmail.com
Jared Maxson	Asst. Secretary	832-622-3461	jaredmaxson@hotmail.com

Sugar Land Dispatch	281-275-2525
Sugar Land Police	281-275-2020
Sugar Land Fire Dept	281-275-2851
Sugar Land City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police, Fire, Ambulance	911
Sherriff's Department	281-341-4700
Crime Stoppers	281-342-8477
Kempner High School	281-634-2300
Sugar Land Middle School	281-634-3080
Sugar Mill Elementary	281-634-4440
Fort Bend ISD	281-634-1000
Animal Control	281-275-2596

MASC Austin Properties, Inc.
13726 Florence Road
Sugar Land, TX 77498

Terri Salter
Property Manager
713-776-1771 / TSalter@mascapi.com

June Lake View Of The Month

Congratulations go to Ronald & Belinda Defalco at 1138 Mariner Cove. They will receive a \$25 gift certificate to Home Depot from Vicki Haislup, Weichert, Realtors-Wayne Murray Properties.



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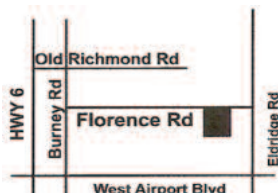
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REALTOR
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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Pick A Lock

As Americans hit the road this summer for vacation, would-be burglars are scoping out their next victim. Don't let it be you. Make sure your home is securely protected by the

latest and greatest in locks. Some tips from This Old House hold the key.

Exterior doors: Thirty-four percent of break-ins happen at the front door, so make sure it has a dead bolt. Ranging from \$25 to \$300, they come in separate pieces (a dead bolt and a lock set) or a handle set that has both features. Two important parts to look for: a dead-locking

latch bolt, which prevents entry by jimmying with a credit card, and hardened pins that can't be sawed. The best option in case of an emergency? A handle set that allows you to open the dead bolt and latch from inside in one motion.

Interior doors: You'll probably want a lock with a latch kickoff that keeps the door from closing behind you and with an emergency release that lets you open with a paperclip from the outside. Most range from \$8 to \$16.

Going keyless: Try locks for the digital age, which don't require a key but instead use a numeric code that slides open the bolt. But, if the batteries fail, you may need that key after all.



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Did You Know?



President Ronald Reagan labeled July as National Ice Cream Month in 1984.



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

This newsletter is for informational purposes only and should not be substituted for legal or financial advice.

If you are currently working with another real estate agent or broker, it is not a solicitation for business.

Sugar Mill Specialist and Waterfront Specialist