



**FALL  
NEWSLETTER 2018**

# Tara Association Bulletin

[www.mascapi.com/](http://www.mascapi.com/) TARA ASSOCIATION

## 2018 Board Members

**Ben Pace  
President**

**Cynthia Kessler  
Vice President**

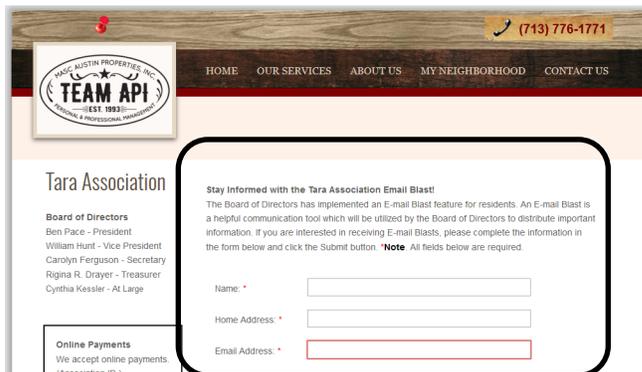
**Carolyn Ferguson  
Treasurer**

**Hope Robledo  
Secretary**

**Mona Arismendez  
At Large**

## PRESIDENT'S MESSAGE

A few months ago, the Board of Directors implemented a new communication feature to make sure all our homeowners and residents receive reminders to pay the HOA dues, annual meeting dates, and community events like our annual Easter Egg Hunt and National Night Out. This E-mail Blast feature for residents can be found on our community website: [www.mascapi.com](http://www.mascapi.com) under MY NEIGHBORHOOD- TARA ASSOCIATION. We have only seen a few residents sign up at this time. We are encouraging everyone to take advantage of this feature to be up to date with Tara Association.



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

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**Trash Days  
TUESDAY & FRIDAY  
for garbage  
FRIDAY for recycling**



**Make sure to store your  
garbage can out of  
public view.**

## 2018 National Night Out



We are once again collaborating with our neighboring communities, Tara Colony and Stone River to host our annual "National Night Out" event. This year National Night Out will be on **Saturday, October 13th from 4:00pm to 7:00pm** at the Great Oaks Baptist Church located at 7101 FM 2759.

This year, we will be serving Chic-Fil-A sandwiches and nuggets. IceCreamParty.com will be serving their delicious two scoop sundaes with several ice cream flavors and toppings to choose from. DJ Sherman will be back with some great music to dance to, as always. Back by popular demand, we will have rock wall, the G-Max, and the Mega Obstacle Course. We are adding a face painter for the younger kiddos this year.

Special appearances will be made by our Fort Bend Sherriff's Department and a visit from a City of Sugar Land Fire Department fire engine. We look forward to this event every year, and we hope to see everyone there!

*If you have any suggestions on how to make this event even better this year, we are all ears! Call or email our property manager, Angela Connell at 713-776-1771 or [aconnell@mascapi.com](mailto:aconnell@mascapi.com).*

## Tara Association 2018 Budget Summary

<b><u>Administrative Expenses</u></b>	<b>\$56,108.00</b>
<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>	
<b><u>Contract Services</u></b>	<b>\$68,262.00</b>
<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>	
<b><u>Maintenance</u></b>	<b>\$7,450.00</b>
<i>Expenses include repairs to park area, entrance signs, irrigation repairs, tree trimming, community events, flags displayed at entrances, etc.</i>	
<b><u>Utilities</u></b>	<b>\$37,800.00</b>
<i>Expenses included streetlight electricity, entrance monument lighting and irrigation water usage.</i>	

Tara Association Cash Balance as of July 31st, 2018

\$207,686.10

2018 Assessments Collected as of July 31st, 2018

95.43%

Total Expenses      \$169,620.00

Budgeted Income    \$169,620.00



### There Is Still Time To Participate In Yard Of The Month

We want to remind everyone again that Yard of the Month is not over! We are still choosing 3 homes in September and awarding them with a Yard of the Month sign that will be placed in their front lawn all month along with a \$25.00 gift card.

The winning homes will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note, your HOA assessments must 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.

### Congrats to the Yard of the Month Winners

**JUNE 2018 - 6931 Jeb Stuart, 6802 Blue Ridge  
& 7107 Zieglers Grove**

**JULY 2018 -7031 Zieglers Grove, 6823 Renfro  
& 200 Tara Plantation**

**AUGUST 2018 - 6822 Gettysburg, 6931 Grant  
& 6724 Pickett**

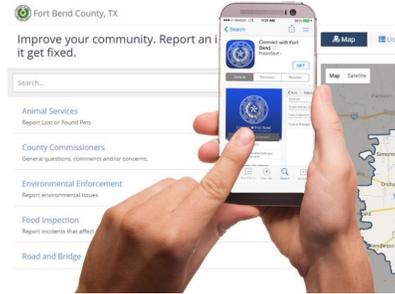
***Make sure not keep the  
Yard of the Month sign!  
It will be picked up at the end  
of the month to be placed on  
the following month's  
winner's lawn.***



The Christmas Holidays will be here before you know it and it will be time for the judging of the Christmas Decorating Contest! Judging will commence the evening of December 8, 2018. You will need to make sure your lights are on so that you can be a participant. We will award the 1st place winner a \$75.00 gift card; the 2nd place winner a \$50.00 gift card and the 3rd place winner a \$25.00 gift card along with a Christmas Decorating Winner sign that will be placed in your lawn for the entire month of December.

## Don't Forget To Download 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](#).

## Together We Can Make A Difference

Crime Stoppers is a program that 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!

In Texas, a person, including a law enforcement officer, may commit a crime if the person intentionally or knowingly divulges the identity of a Crime Stoppers Tipster. Crime Stoppers needs the information you have regarding crimes and criminals, NOT your name! To further ensure a tipster's identity is never known, CRIME STOPPERS PAYS REWARDS ONLY FOR ANONYMOUS TIPS! Tipsters who identify themselves are not eligible.

Now you can submit anonymous tips from our free and secure mobile app. Search your App Store for "P3 Tips" on your mobile device. For more information, please <http://www.fortbend.crimestoppersweb.com>



**Anonymity is not a Crime Stoppers' promise -- IT'S THE LAW!**

**CRIME STOPPERS TIP LINE: 281-342-TIPS (8477)**

**Fort Bend Sheriff's Office is now using [Bair Analytical / RaidsOnline](#) to provide you with access to crime stats within Fort Bend County.**

Take advantage of these available tools and be aware of what is going on in our neighborhood. Remember, neighbors helping neighbors make communities safe.

## Overgrown Trees In Tara Are Still A BIG Issue



Overgrown trees are still a big issue in Tara Association. We would like to again remind all the homeowners that have overgrown trees on their property the importance of having their trees trimmed.

Visibility of the stop signs and the delivery trucks, school busses and emergency vehicles are becoming a very serious issue at this time. 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. Inspection signs will be placed around the neighborhood on September 1st to remind all homeowners that a tree height inspection will be done starting October 1st.

Please inspect your trees and have them trimmed to help out with this situation and avoid further enforcement.

Remember to report any street repairs or pot holes throughout Tara Association that need to be repaired. The management company has reported these areas to the County many times; however we need your help to call and report these areas of concern.

Fort Bend Road and Bridge does encourage the residents to report these repairs directly to them at 281-342-4513 or via email to [FBGRB@fortbendcountytx.gov](mailto:FBGRB@fortbendcountytx.gov). Pictures are worth a thousand words; make sure to send them several pictures!

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

## 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, LLC  
(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](mailto:aconnell@mascapi.com)  
[www.mascapi.com](http://www.mascapi.com)

## Deed Restrictions For Our Community

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

- **Lawns need to be mowed, edged and grass needs to be removed from expansion joints.**
- **Fences need to be repaired or replaced.**
- **Mildew needs to be removed from exterior of home.**
- **Misc. items such as trash cans, coolers, BBQ pit, toys, etc. need to be stored properly and out of public view.**

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.mascapi.com](http://www.mascapi.com) under "MY NEIGHBORHOOD"- Tara Association; on the left hand side of the page "ACC APPLICATION FORM". Please send it in with the necessary information and samples for a quicker response.