

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.

Landscape Committee
Meetings are held the
second Monday of each
month in room 608 at
7:00PM.

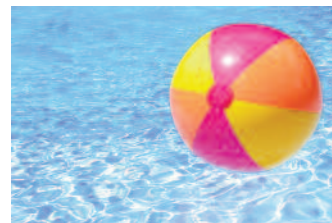
NEW-Pool Committee
Meetings are held the
second Tuesday of each
month in room 600 at
7:30PM.

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

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

From The Board:

Our newly-formed Pool Committee that is led by Peggy Schippers, has developed an impressive summer party schedule (see page 4) for our Lake Center Pool. We urge people to join the Committee, which meets at 7:30pm on the 2nd Tuesday of each month at First United Methodist Church at the corner of Eldridge and 7th Street. In order for this Committee to successfully carry out all their parties and other Committee plans, they will need volunteers! Please email Peggy at: peggys20@hotmail.com if you want to volunteer, but are unavailable to attend meetings. These events will only happen with volunteers!



That ugly cable that is draped for hundreds of feet along the Jess Pirtle wall near Burney continues to be an on-going battle with Comcast! However, as of the date this newsletter was sent to the printer, they have marked the area with paint and flags, which is encouraging! Rest assured that we will not give up this battle until the cable is finally buried.

Parking over the sidewalk in Sugar Land is a ticketable offense. Please leave the sidewalks clear for people walking and children riding their bikes!

Fertilizer runoff is not only unhealthy for you, but when it enters Sugar Mill's lakes via yard runoff, or enters the Texas waterways via sewers, it can be extremely harmful for fish, humans and wildlife. Environmentally friendly fertilizers such as Milorganite or Ecoscraps are better options.

Bulky Waste pickup dates are changing to the 1st Monday of the month, beginning with our Monday, April 4th pickup date.

Sugar Mill's Governing Documents: By purchasing or renting a home in Sugar Mill, you are legally obligated to comply with the Deed Restrictions, Covenants, and Architectural Guidelines. They are easily accessible online at www.sugarmillhoa.net. In general, they govern all exterior changes as well as some land uses for your property. Please become familiar with these so you can help keep Sugar Mill a great place to live.

Repairing cars in your driveway is not permitted within Sugar Mill. If you wish to repair the vehicle within your garage, the door must be closed so you are not within public view.

Now that Spring is here, and you get ready to spruce up your property, please remember that all exterior changes you wish to make to your property, such as planting trees or painting your home, must have prior Architectural Control Committee approval. Submission forms are available on our website at www.sugarmillhoa.net.

From The Board (continued)

Mildew: Another item to add to your Spring Spruce Up: Please check your home, including the chimney for mildew.

Help save our walls and fences: If you have bushes or trees leaning on a Sugar Mill Community fence or wall, and it is determined that they helped cause the fence or wall to break, you may be responsible for costs associated with the fence or wall repair. Please trim all bushes and trees (well-groomed ivy is permitted) so that they do not touch any Sugar Mill Community fence or wall



When will our Homeowners Association (HOA) walls look pretty again? We have had problems trying to figure out how to keep our HOA-owned walls looking nice. Our Sugar Mill trees have gotten larger, and while we all love the shade, it's ruining our grass. When it rains, mud from these bare areas splash onto the walls, making them look awful. Since it costs about \$40,000 every time we pressure wash and paint all the walls, it is not a project that we want to do often. The good news is that we believe we finally have a solution. Our plan is to plant Asian Jasmine to the bare areas. Once established, this low-light ground cover will cover all the dirt, thus preventing it from splashing up against the wall. It will also help keep the sidewalks mud-free. Once the soil has been covered up, we will either paint and power wash the walls, or we are also considering planting a climbing ivy to cover all the HOA-owned walls. This would completely eliminate all pressure washing/painting costs because you would no longer be able to see the wall. The later idea is still in the fact-finding stage. I know some of you are growing impatient, and want the walls immediately beautified, but this is a very expensive task and we want to make sure we are spending your HOA dollars wisely. Once the Asian Jasmine gets established, this will be a very cost-effective and long-term solution. The good news is that the worst section of wall on Jess Pirtle, that is nearest to Eldridge, has finally had its two support posts repaired, and will soon be pressure-washed and painted! We apologize for the delay, but we were waiting to receive permissions from all the homeowners who back up to that wall so that we could enter their yards for the necessary repairs. Some residents were non-responsive, which caused lengthy, unavoidable delays.

Our beautiful fountain on Lake Trail Drive has died! It stopped working in mid-February, and a new one will be installed by the time you receive this newsletter!

Cullinan Park Updates – surveillance cameras and police patrolling the trails on ATV's are among the numerous changes that are taking place at Cullinan Park since the City recently acquired rights to it. Other improvements include better access to the 754 acres through nature trails and bridges, as well as installation of a picnic pavilion and a children's nature area.

Code Violations: Do you want to report a City of Sugar Land code violation? Feel free to call (281) 275-2170. If you would like to read all the Code Violations that the City has, please visit www.municode.com, but I warn you – it's not a fun read! Violations such as trees hanging too low over a sidewalk, or parking a vehicle over the sidewalk, are all on the list!

We urge everyone to join . . . www.NextDoor.com. There are currently over 325 Sugar Mill residents who have joined (it's free), and we post useful info that pertains to Sugar Mill on this site! The Office of Emergency Management also posts critical info here. Please note that complaints, suggestions or repair requests will only be accepted via an email to our Property Manager, Terri Salter, at tsalter@mascap.com.



We encourage residents to help make Sugar Mill a better place to live. If you have a complaint, something to report, have a suggestion, or would like to join a committee, please email or call our Property Manager, Terri Salter at tsalter@mascap.com or (713) 776-1771. Anything you say will be held in strict confidence!!

Thanks, Sugar Mill's Board of Directors

Marion's Fishing Corner



Crayfish, crawdads, mudbugs, or crawfish.

Whatever you choose to call them, these tasty freshwater crustaceans are near the top of a bass's menu. This is

especially true this time of year when the high protein value of the crayfish is very beneficial to gamefish roe (or egg) development. Increased protein intake is needed during spring to help insure healthy egg formation. Crayfish that have been mostly dormant all winter are now becoming more active with the warming water temps. This makes them more accessible to the bass, just when needed most. Again, nature provides.

There are many species of crayfish found in our region, and they have different coloration patterns during certain months of the year. During the prespawn period, most crayfish take on dark colors such as black, dark red, and brown hues highlighted by bright outlines of orange or red. Summertime colors are more subtle, with most craws being shades of light green or tan. Anglers would be wise to make note of this, and try to mimic these colors when using craw-imitating soft plastics. I recently read about a study that was con-

ducted on feeding habits of largemouth and smallmouth bass. With several bass being held in a large tank, researchers released 100 threadfin shad and 100 crawfish into the tank. They then documented the bass's response. They concluded that the bass ate the crawfish at a ratio of 7 to 1 over the shad. That's info I'll remember the next time I'm on the water.

Several years ago, Misty lake had a large population of large red crawfish. However, the makeup of our water has changed, and evidently will not support that type of population now. Nonetheless, a bass never loses its natural instincts and can still be caught on crawfish imitators. So if you are wanting to change up your bait selection a bit and offer them something that they are not used to seeing much in our lake, don't overlook the craw.

Remember to catch and release, because a bass is far 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 24 years.

Upcoming Events

Houston Art Car Parade



If you think you've seen it all, and are looking for something super fun to do on Saturday, April 9th, then you MUST go to the 29th Annual Houston Art Car Parade! This is an awesome event where people showcase vehicles that they have decorated. If it has wheels, they decorate it – cars, trucks, motorcycles, bicycles, even riding lawn mowers! It is best described as ingenious, spectacular, and ridiculous! This year it has been moved to Downtown Houston and the route will run along Smith Street. There are vendors everywhere, selling food and drinks. For more information, please Google it!

Dragon Boat Festival



Looking for a FREE, super-fun, family event? Attend the Dragon Boat Festival – teams will race traditional Hong Kong-style dragon boats along Brooks Lake in Sugar Land. The annual event is on May 7th & 8th, and features food, live music and cultural performances. The event location is Fluor Daniel Drive @ Creekbend Drive, near Highway 6. For more information, go to www.texasdragonboat.com.

News That You Can Use:

Textile Recycling is Coming to a Curb Near You! The City has rolled out a new recycling program that allows you to leave textiles on your curb in a special bag they will provide everyone. This program targets unusable textiles that are stained or otherwise not worthy of donating to charitable organizations. Textiles include clothing, pillows, curtains, shoes, purses, blankets, pillows, hats and more. Textiles will be picked up on Thursdays.

Bulk Cardboard Recycling – If you have cardboard boxes that simply won't fit in your recycle pail, contact Republic Services at (713) 726-7307 to request a pick-up of either household hazardous waste or bulk cardboard. These services are all free!!

Don't Throw Out That Old Appliance! Fort Bend Corps is a charitable organization in need of anything that could be used to furnish or build a home, such as toilets, ceiling fans, foundation piers, light fixtures, refrigerators. For more information, go to www.FBCorps.org. They rehabilitate homes for low income residents, free of charge! This is also a great family volunteer opportunity!

Sugar Mill Pool Committee News (Please hang this section on your fridge!)

Mark your calendars for all the exciting parties that the Sugar Mill HOA is hosting this summer. These parties are exclusive to Sugar Mill residents and there's something for everyone! Come join the fun and meet your neighbors.

Splash Day Sat. May 7 at 3pm - Bring the kids to slide down our newest addition to the Lake Pool. We will have a DJ, hot dogs and lots of prizes!!

Adult Hawaiian Luau Sat. June 4 from 7-10pm - Can you go under a limbo stick? Bring a dish to share. This is a pot-luck mixer for our adult residents only, no glass or alcohol, please. If you dress the part, you might win a prize!!

Dunkin and Donuts Mon. June 6 at 9am - A morning party with coffee and donuts for stay at home parents and kiddos.

Movie Night Fri. July 15 at 8:30pm featuring "Inside Out" with popcorn, of course!

Teen Night Fri. August 12 at 8:30pm. We will have a DJ and pizza for our teenagers to have their time. (Yes, there will be supervision.)

End of the Year Party Mon. Sept 5 at 11am - Ending our summer with an ice cream social 'til next summer season.

If you can volunteer any time with planning or setting up any of these events, please contact Peggy Schippers at 281-242-2398.

One more thing: Don't forget to get your 2016 pool ID tags at the Sugar Mill Annual Meeting at 7pm on March 29th at First United Methodist Church or visit MASC Austin Properties on Eldridge behind McDonald's. Bring a photo, or one will be taken of you. You must have a 2016 Pool ID Tag to gain access to the pool area.

A water volleyball net has been installed at the 7th Street Pool for anyone wanting to engage in this fun water sport. Grab your friends and form a team!!

Yard Of The Month Winners! Congratulations Everyone!



February 2016 "YOTM" went to Barb and Bob Sheffield at 13915 Hidden Lake Ln.



March 2016 "YOTM" went to Sharon and Barry Renfro at 415 Mill Place Ct.

Thank you for making Sugar Mill a beautiful place to live. Both couples received a \$25.00 Gift certificate from Caldwell's Nursery. Happy Gardening & I'll see you around the block, Cheryl Swanson

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
Harry Schippers	Asst. Secretary	281-242-2398	Harryschippers@windstream.net
CeAnne Ochel	Treasurer	281-565-0611	ceanneochel@gmail.com
Suzie Bacon	Secretary	281-733-9848	suzie77046@yahoo.com

City Dispatch	281-275-2525
Police (Non-Emergency)	281-275-2020
Fire Department	281-275-2873
Police Department	281-275-2500
City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police (Emergency)	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	281-275-2364
Ask City	281-275-2489

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77478

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



Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines on the Sugar Mill HOA website at:
<http://www.sugarmillhoa.net/>

DOGGONE IT CALL VICKI



If you are Buying or Selling in Sugar Mill
Call Vicki Haislup at 281-844-0093 or
send email to vickih@waynemurray.net.



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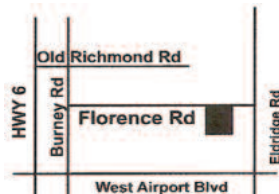
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- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbbers Taken Over **YOUR** Home?

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For more information or to sign up:
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MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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HOME WORK: According to a recent study by Telework Research Network, 30 million people work from home at least once a week, and that number is expected to grow by 63 percent over the next five years.

While dedicating an entire room for a home office is ideal, it's not always practical. With smaller laptops and office furnishings and Wi-Fi connections, work areas can be set up anywhere in the home. Before setting up a workspace at home, here are a few ideas to consider: **Reliable power.** Many older homes may not have sufficient power or may lack grounded outlets. An electrician can do a wiring inspection and upgrade outlets and circuits as needed. A strong Internet connection is also important. Make sure your DSL or cable modem is func-

tioning well and can handle a demanding workload. **Adequate storage.** Storage solutions don't have to be fancy or expensive, but they do need to be tailored to hold everything you need, including reference books, office supplies and files. **Sufficient lighting.** Tasks like reading or drafting require lighting that shines directly on the work. For task lighting, use energy-efficient, long-lasting LEDs and a dimmer switch to control levels. **Work surface.** The type of work you do will determine the size of work surface you need. A longer, wider area is better for spreading out papers, while a smaller desk may work best for reading documents and making phone calls. If you use a printer every day, place it within easy reach. **Seating.** If you sit for long periods, invest in an ergonomic chair. It can provide better support.



Martha N. Lusk, CRS, ASP
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