

# Barrington Place

## BANNER

MAY 2023

### 2023 ANNUAL MEETING OF THE BARRINGTON HOMEOWNERS ASSOCIATION, INC.

The 2023 Annual Meeting of the Barrington Place Homeowners Association, Inc., a Texas Non-Profit Corporation, is scheduled for Thursday, May 18, 2023 at 7:30 p.m. The meeting will be held at the Barrington Place Clubhouse located at 13318 Rosstown Drive, Sugar Land Texas 77478. Please make plans to attend the annual meeting! This is a great opportunity to give feedback or suggestions to the Board of Directors for the community, as well as meet some of your neighbors. If you cannot attend, please complete and return your proxy included in this newsletter. It only takes a minute, and each proxy is important in helping establish a quorum for a successful election. We want our homeowners to get involved in their community. Your input is important and plays a major role in planning improvements around our neighborhood.

### YARD OF THE MONTH IS IN FULL BLOOM!

Barrington Place HOA is always excited to host our annual Yard of the Month contest in our neighborhood! *The Yard of the Month contest has begun and will continue through September.* **Four homes (one in each section) 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 Home Depot 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 need to be paid in full in order to participate and be a winner of the Yard of the Month contest.

Barrington Place HOA 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.

A slideshow of the Yard of the Month Winners will be available to view on [www.barringtonplace.net](http://www.barringtonplace.net)



### NO HEAVY TRASH PICKUP ON 1ST MONDAY OF EACH MONTH!!!!

(Unless you call 713-726-7307 or email [sugarland@republicservices.com](mailto:sugarland@republicservices.com) first!)

In January the City changed the Heavy/Bulky waste Schedule in Barrington Place from once-a-month pickup to

**PICKUP ON CALL ONLY!!!**

**DO NOT PUT OUT YOUR HEAVY TRASH UNLESS YOU CALL FIRST!!!**

**THE CITY WILL NOT PICK IT UP!!!**

Heavy trash has been left out for an entire month at several addresses in the subdivision. This is a grace notice.

**If future Heavy/Bulky trash is left out & not picked up you will lose your eligibility for the discounted Assessment in 2024!!!!!!!**

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## UNINTENDED CONSEQUENCES

*What happens if more police presence is provided in Barrington Place HOA to deter crime?*

Will raising HOA assessments to pay for extra police protection make life better for all in Barrington Place HOA? The primary argument put forth by proponents is that with more law enforcement presence, crime will go down. Opinions are all over the board. With increased police presence in BPHOA, hopefully thieves and robbers will leave Barrington Place HOA alone and go where “Pickings are easier”. But will that happen? Will the “Bad element” leave and go elsewhere? Will the “Bad element” stay away? What about other crime enforcement in Barrington Place HOA when the Sugar Land Police Department (SLPD) is patrolling our neighborhood looking for the “Bad element”?

Let’s look at speeding and parking issues in Barrington Place. Police enforce laws. We in Barrington Place HOA cannot pick and choose which laws are enforced by SLPD. There are many of laws on the books, some are punished by fine and some by fine and jail. Let’s look at some “laws” that are on the books punishable by fines, but sometimes not fully enforced in BPHOA.

1. Driving over the speed limit.
2. Not stopping fully at stop signs (rolling stops).
3. Parking and blocking a sidewalk.
4. Parking within 15 feet of a fire hydrant.
5. Parking within 20 feet of a crosswalk at an intersection.
6. Parking within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway.
7. Parking too far away from the curb.
8. Parking the wrong direction on the street.
9. Parking too close to the Cluster Boxes

I could make this list even more extensive. All you have to do is drive on the streets in Barrington Place HOA and you will see many of these laws violated without having to drive very far.

OK, what’s the point? The point is these problems are mostly caused by Barrington Place Residents. These problems are not caused by thieves and robbers. How will this affect many residents in BPHOA?

I have witnessed SLPD watching the intersection at Nantucket and Barrington Place. I have seen SLPD pull over traffic violators violating #1 & #2. Go read Next Door and posters will let you know that Nantucket, Barrington Place Drive, Squire Dobbins are regularly mentioned for these violations.

How many of you walk the sidewalks, finding the sidewalk blocked by 4 vehicles in that driveway only to have to step into the street to get around, usually stepping through the wet grass, while hoping that an approaching car coming around the curve looking into the sun does not hit you as the car navigates past that 5th car parked on the corner? (Yes, I am talking about Chattaroy Place and Worthington but there are other areas in BPHOA that are just as bad).

*(continued on next page)*

## BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:  
MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, TX 77478  
(713) 776-1771  
www.mascapi.com

Angela Connell,  
Property Manager  
aconnell@mascapi.com

### BOARD OF DIRECTORS

**President**  
Ken Langer

**Vice-President**  
James Lucas

**Secretary**  
Lynn Johnson

**Treasurer**  
Al Lockwood

**At Large**  
Melanie Cockrell



COMMUNITY WEBSITE:  
WWW.BARRINGTONPLACE.NET

I have seen fire-hydrants obscured from view when drivers park in front of fire-hydrants. In controlling a fire, those seconds count and having to move a parked vehicle to get to a fire-hydrant or not being able to see the fire-hydrant and taking extra seconds to find it can make a big difference between a room being replaced or an entire house being replaced.

#5 & #6. Yes, I am talking about you Alston Road near Reddington, and Nantucket and Collingsfield, and there are others.  
#7. Yes, I am talking about each of you who front in on virtually every cul-de-sac in the subdivision. You are parking illegally. The passenger side of the vehicle is parked against the curb not the front pair or rear pair of wheels of the vehicle.

#8. Yes, I am talking about those vehicles who park facing the wrong way on the side of the street. The passenger side of the vehicle is next to the curb, not the driver side next to the curb.

Let's remember the "real world" we live in. The City of Sugar Land never has enough revenue to pay for the numerous services it is required to provide. The City does the best it can with what is has, but it cannot do everything. Will those criminals that leave the area ever pay for the cost of the added police protection? No, they are thieves and crooks stealing in the first place and if you read Next Door and believe the postings, the criminals are out on the streets soon after being arrested. Are there easier to catch lawbreakers in the subdivision, less likely to flee the area? You know who that is don't you! It is that low-hanging fruit violating the law in numbers 1-9. If you read the postings on Next Door, the posters often write that giving out tickets is all that the police do. To be fair, what is to stop the police officers from enforcing those laws in BPHOA? Those are laws and the police, in enforcing the laws are doing what they are charged to do, which is enforce the laws that they see are not being followed. There are valid legitimate reasons for those laws, but you argue, SLPD should only be going after thieves and robbers. Well, in looking for and going after those thieves and robbers as they patrol the subdivision, violations of numbers 1-8 and more, will be observed by these same police officers. Let me know if you convince a Judge that you should not have to pay a ticket because the police officer who issued that ticket to you for breaking the law should be out looking for thieves and robbers instead of giving that Citation to you!!!!!!

Let's say the HOA does pay for additional police protection. It is a service. Once the service term ends, the benefit is gone. Unlike a physical asset like the pool, park swing set, or picnic table, which is a tangible physical asset that lasts many years and is used yearly, once the service period of additional protection has expired, what is there to keep the "Bad" element from returning? If you go down the road of paying for added police protection, it is a long-term commitment. It is not a one and done payment. It will be a yearly obligation.

There are definitely arguments to be made in favor of incurring the cost in adding additional police protection and I can say personally that SLPD is a big plus in this neighborhood. However, is it a guarantee that it will solve the problem? It seems crime is everywhere and all around us. If the crime is homegrown, what is there to keep the thieves and crooks from tracking SLPD's movements within the subdivision. The cost for added protection will double your assessment. You may find yourself on the wrong end of a ticket. Unintended consequences are somethings to think about before making any decision.

## SUGAR LAND INTRODUCES NEW WAY TO HELP YOU SAVE MONEY ON YOUR WATER BILL

Have you ever gotten an unusually high water bill because of a water leak somewhere on your property? Sugar Land has come up with a new way to help you out!

Check out our blog post here: <https://sugar-scoop.com/2023/03/21/sugar-land-introduces-new-way-to-help-you-save-money-on-your-water-bill/>

## GARAGE SALE REMINDERS

Garage Sales are a great way of cleaning house while making a little extra money for your family. However, Barrington Place HOA has established a few specific regulations for garage sales to ensure that they do not pose any problems or inconveniences for your neighbors:

- The Barrington Place HOA documents allows three (3) garage sales per year.
- Advertising your garage sale should be picked up promptly upon completion of your sale.
- All garage sales shall conform to any rules or regulations specified by the City of Sugar Land or Fort Bend County



## EASTER EGG HUNT RECAP

On Saturday April 8th the Annual Barrington Place HOA Easter Egg Hunt was held on the Summerfield Park lawn. Even though we did not have sunny skies, we had a great turnout with so many kiddos ready for some Easter fun. The day of the hunt the children who showed up were separated into different age groups and awaited the whistle blow from Mrs. Linda Rippenhagen to run around the playground area and gather as much eggs as they could to fill up their baskets and win one of the Easter baskets. The Easter Bunny made a special appearance to take pictures and pass out candy and toys. A big thank you to Eric Langer, our Easter bunny, with one of the most important jobs! We couldn't have our hunt without him, so we greatly appreciate him coming every year. Be sure to visit the Barrington Place website and see all the great pictures taken from this event. It was a huge hit; and it will definitely be back next year at Summerfield Park on Stancliff Oaks.



A big thank you to all our volunteers who helped with set up, hunts and clean up. We want give our BP President, Mr. Ken Langer a special shoutout for the beautiful words he gave us as we dedicated this year's Easter Egg Hunt event to Mr. Phil Rippenhagen. The residents who knew him know how important Barrington Place HOA was to Phil and how much he loved the Easter Egg Hunt. He will forever be honored with the Barrington Place blue memorial bench installed at the park.

## POSTAL THEFT STOPPED

### SUSPECT SEEN BY VIGILANT HOMEOWNER AT CLUSTER BOX-ARREST MADE!!!

Good things happen when people work together when there are problems. In February, Barrington Place HOA asked the community to be watchful and if you see something wrong or suspicious, call the police and contact the HOA as soon as possible. The word is spreading throughout the subdivision!

In March 2023, a Barrington Place resident, knowing of the mail theft problem and reports of unauthorized access into the cluster boxes in Barrington Place observed a female loitering behind the cluster box. The female stated she was getting her mail, but the resident knew you do not access mail from the backside of the cluster box. The resident made that call to the police. SLPD confronted the female and found a backpack of other person's mail, and some "Master" keys in her possession. An arrest was made.

It was not the undercover work of the Post Office that caught this mail theft taking place, it was the result of a concerned longtime resident who thought something looked out of place in the immediate area. It was not the work of privately hired off duty law enforcement officers patrolling the streets looking for criminals that spotted this individual at the cluster box, it was an observant homeowner who reported the homeowner's concerns of a person loitering around the cluster box to the SLPD.

This is why it helps everyone in Barrington Place to be vigilant and let others know that there is a problem when you see one. Spread the word, when you come to Barrington Place to commit crimes or criminal mischief, you will be seen, you will be caught, and you will be prosecuted to the fullest extent of the law!

## POOL MONITORS STILL NEEDED FOR 2023 POOL SEASON!

If you are interested in applying for a Barrington Place HOA pool monitor position this summer with flexible hours, please contact Joanna Figueroa at MASC Austin Properties Inc. at 713-776-1771 or via email at [jfigueroa@mascapi.com](mailto:jfigueroa@mascapi.com) for more details.

*(Applicant must be over 17 years of age)*

# 2023 Barrington Place HOA Pool Registration

<b>PROPERTY ADDRESS:</b> _____ <b>Occupied By: OWNER ___ TENANT ___</b> (if tenant is completing form, owner must sign in acknowledgement of registration)
<b>Owner Signature:</b> _____ <b>Date:</b> _____

NAME \_\_\_\_\_ HOME PHONE \_\_\_\_\_  
 TELEPHONE NUMBER \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_

**Patrons under the age of 14 are not allowed to enter pool area without an adult over the age of 18**

**ONE POOL ID CARD PER PATRON OVER THE AGE OF THREE (3)**

THERE IS NO CHARGE FOR 2023 RENEWAL STICKERS  
 NEW OR REPLACEMENT POOL ID CARDS ARE \$2.00 EACH  
 POOL ID CARD PAYMENT MUST BE ENCLOSED OR PAID ONLINE THROUGH TOWNSQ PRIOR TO ACTIVATION

<u>NAME OF EACH POOL PATRON</u>	<u>AGE</u>	<u>POOL ID CARD SELECTION</u> Renewal Sticker or Pool ID Card

**EMERGENCY CONTACT PERSON:**

NAME: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_

I affirm that all information on this application is true, and that all those listed on this form are full-time residents of (HOA) at the address listed above. I also agree that the residents and guests of the household agree to abide by rules and regulations regarding the use of facilities.

**POOL ID CARDS WILL NOT BE VALIDATED UNLESS ALL ASSOCIATION FEES ARE PAID IN FULL**  
 TO OBTAIN A 2023 POOL ID CARD OR RENEWAL STICKER, PLEASE RETURN THE REGISTRATION FORM BY MAIL  
 TO MASC AUSTIN PROPERTIES, INC. – 945 ELDRIDGE ROAD, SUGAR LAND, TEXAS 77478 – BY EMAIL  
vnavarrete@mascapi.com - BY FAX 713.776.1777 OR ONLINE THROUGH TOWNSQ AT  
[WWW.BARRINGTONPLACE.SITES.TOWNSQ.IO](http://WWW.BARRINGTONPLACE.SITES.TOWNSQ.IO)

**I ACKNOWLEDGE that I have RECEIVED, READ, AND AGREED to the 2023 SWIMMING POOL USE AGREEMENT as a condition to the issuance and acceptance of a Pool ID card.**

*As previously stated in the 2022 pool form, please retain your pool ID cards for future use*

Signature \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

*“Pursuant to the Texas Uniform Electronic Transactions Act, an electronic signature is permitted, but not required, as a means of affixing your signature to this document. The act of typing your own name or affixing some other symbol or process hereto with the intent of adopting that name, symbol, or process as your electronic signature shall be sufficient to constitute a valid signature.”*

\*\*\*\*\***OFFICE USE ONLY**\*\*\*\*\*

Homeowner \_\_\_ Tenant \_\_\_ Current on HOA assessments? \_\_\_\_\_  
 \_\_\_\_\_ # stickers and/or # \_\_\_\_\_ Pool ID cards given to resident  
 Type of Payment Received \_\_\_\_\_

NOTES: \_\_\_\_\_

Processed by: \_\_\_\_\_ Date \_\_\_\_\_



## BARRINGTON PLACE INCOME/EXPENSES - MARCH, 2023

<b>INCOME</b>		<b>COMMITTEE</b>		<b>UTILITIES</b>	
DISCOUNT	-\$1,200.00	BEAUTIFICATION COMMITTEE	\$103.60	ELECTRIC	\$861.24
INTEREST	\$252.23	COMMUNITY EVENTS	\$373.00	GAS	\$31.44
BANK INTEREST	\$1,662.86	<b>TOTAL</b>	<b>\$476.60</b>	WATER/SEWER	\$98.42
LEGAL FEE	\$689.00			TELEPHONE	\$692.73
CLUBHOUSE RENTAL	\$200.00	<b>CONTRACT</b>		<b>TOTAL</b>	<b>\$1,683.83</b>
RETURNED PAYMENT FEES	-\$50.00	CLUBHOUSE CLEANING	\$760.00		
CERTIFIED LETTERS	\$595.00	LAWN CARE	\$3,075.00	<b>MAINTENANCE</b>	
COLLECTION FEE	\$90.00	MANAGEMENT	\$3,025.00	ENTRANCE	\$3,239.19
<b>TOTAL</b>	<b>\$2,239.09</b>	POOL SERVICE	\$1,083.33	POOL	\$175.89
		SIGN MAINTENANCE	\$90.00	IRRIGATION	\$562.00
<b>ADMINISTRATIVE</b>		TRASH PICK-UP	\$58.46	PARK	\$2,657.47
CERTIFIED LETTERS	\$405.00	WEBSITE	\$90.00	<b>TOTALTOTAL</b>	<b>\$6,634.55</b>
COPIES	\$735.94	EXTERMINATING	\$115.00		
POOL ACCESS SUPPLIES	\$520.00	<b>TOTAL</b>	<b>\$8,296.79</b>	<b>TOTAL EXPENSE</b>	<b>\$20,407.49</b>
LEGAL - INDIVIDUAL	\$689.00			<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$959,642.29</b>
MINUTES	\$100.00				
OFFICE EXPENSE	\$620.80				
POSTAGE	\$244.98				
<b>TOTAL</b>	<b>\$3,315.72</b>				

## BARRINGTON PLACE HOA, INC. 2023 POOL SCHEDULE

### May 26<sup>th</sup>- August 6<sup>th</sup>

<b>MONDAYS</b>	<b>CLOSED</b>
<b>TUESDAYS</b>	<b>11 AM - 9 PM</b>
<b>WEDNESDAYS</b>	<b>11 AM - 9 PM</b>
<b>THURSDAYS</b>	<b>11 AM - 9 PM</b>
<b>FRIDAYS</b>	<b>11 AM - 9 PM</b>
<b>SATURDAYS</b>	<b>11 AM - 9 PM</b>
<b>SUNDAYS</b>	<b>12 PM - 8 PM</b>

### Exception:

<b>MONDAY</b>	<b>29<sup>th</sup></b>	<b>Memorial Day</b>	<b>11 AM - 9 PM</b>
<b>TUESDAY</b>	<b>30<sup>th</sup></b>		<b>CLOSED</b>

### August 7<sup>th</sup>- September 24<sup>th</sup> (WEEKENDS ONLY)

<b>MONDAYS – FRIDAYS</b>	<b>CLOSED</b>
<b>SATURDAY</b>	<b>11 AM - 9 PM</b>
<b>SUNDAY</b>	<b>12 PM - 8 PM</b>

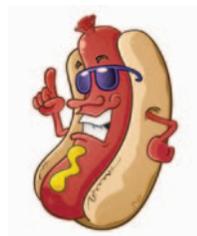
### Exception:

<b>MONDAY</b>	<b>4<sup>th</sup></b>	<b>Labor Day</b>	<b>11 AM - 9 PM</b>
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\*Any child under 14 years old must be accompanied by an adult over 18 years of age\*

\*Two (2) guests per pool ID card allowed to enter with a BPHOA Resident with a current pool ID card\*

\*All patrons & guests entering the pool must also sign in\*



## BARRINGTON PLACE WEENIE ROAST IS BACK!

### SATURDAY, JULY 29<sup>TH</sup> 1PM-4PM

Get ready for a big splash! The Annual Weenie Roast is scheduled for Saturday, July 29th from 1PM - 4 PM at the clubhouse and pool. The festivities will include games, hotdogs, snow cones, raffles for pool themed prizes and music from DJ Sherman will be provided. Don't forget your towel and sunscreen!

Barrington Place HOA  
c/o MASC Austin Properties  
945 Eldridge Road  
Sugar Land, TX 77478

PRSR STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327

## IMPORTANT NUMBERS

Emergency	911
Police Department	(281) 275-2020
Fire - EMS Department	(281) 275-2873
Officer Reid, Crime Prevention Officer	(281) 275-2578
City of Sugar Land/Information/Complaint/etc	311
Animal Services	(281) 275-2181
Poison Control	(800) 764-7661
Sugar Land Municipal Court	(281) 275-2560
Fort Bend Courthouse	(281) 342-3411
Councilman, Mayor's Office, City Manager	(281) 275-2700
Sugar Land Public Works/Trash Pickup	
Republic Services:	(713) 726-7307
Development Services /	
Ordinance/Code enforcement	(281) 275-2170
Water Operations & Information	(281) 275-2450
Recycling Center	(281) 275-2450
MASC Austin Properties, Inc.	(713) 776-1771

## BP POOL ID CARDS REGISTRATION

Pool card registration will be available on the following dates at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478. Please remember that you will be required to update your pool ID card if the picture is outdated.

**Thursday - May 25, 2023 from 9:00am-7:00pm**

**Friday - May 26, 2023 from 9:00am-7:00pm**

**Thursday - June 1, 2023 from 9:00am-7:00pm**

**Saturday - June 3, 2023 from 10:00am-3:00pm**

To obtain pool ID card validation for this pool season, please return the 2023 pool registration form (you can find the PDF fillable form on the community website or TownSq). You can return the form included in this newsletter by email to [vnavarrete@mascapi.com](mailto:vnavarrete@mascapi.com) or simply attach your completed form to a General Request on TownSq - [www.barringtonplace.sites.townsq.io](http://www.barringtonplace.sites.townsq.io). You also have the option drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478 or fax to 713-776-1777.

Our office accepts exact cash or checks made payable to **Barrington Place HOA**. Upon verification of a current account balance, MASC Austin Properties, Inc. will validate your existing pool ID cards or contact you with information needed to provide you with new pool ID cards.

**On-site pool ID card registration will be held on Saturday, May 27, 2023 between the hours of 12:00pm-4:00pm at the Barrington Place clubhouse located at 13318 Rosstown Lane Sugar Land, TX 77478.**

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.