

# Barrington Place

## BANNER

OCT. 2020

### BOARD UPDATE

*Stay informed and manage your account online. If you haven't already, be sure to sign-up for the new TownSq App!*



#### HOA Annual Meeting

On **Thursday, November 17, 2020**, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, 7:00 p.m. On that date the membership will elect two (2)

Board of Director positions. The two Board position terms are for two (2) years. Al Lockwood and Kenneth Langer will be running for re-election for positions 4 & 5 respectively. (See Proxy on page 3.) **Should the current restrictions relating to social gatherings (less than 10) still be in place at the time of the meeting, special procedures will be put in place to conduct the meeting while social distancing and to allow your vote to be cast in person at the clubhouse by use of a drop box.**

#### Be Sure To Sign-Up For The New TownSq App

Make sure to sign up for the new TownSq app to manage your account, pay online and receive the latest information for our community. TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association – any time on any device. For more details, see the article on page 4.

#### Submit An Improvement Request Form Before Starting An Improvement

If you are making any type of improvement to the exterior of your home, you must submit an Architectural Improvement request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, replacement of the roof, driveway and fence.) You can find the required form on our website at [www.barringtonplace.net](http://www.barringtonplace.net) under the DOCUMENTS tab- Request for Home Improvement Approval. Please make sure to submit the form with the necessary information and samples for a quicker

response. We are receiving applications and processing them as quickly as possible to avoid delays in the work being done.



#### Halloween Yard of the Month

We will be selecting one yard with the best or spookiest decorations and awarding them with a Halloween themed winner sign and a \$25.00 gift card. Selection of the winner will be done from October 23rd through October 25th. Make sure to mark your calendar for the newest contest for our community.

#### Christmas Decorating Contest

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 weekend of December 18th. You will need to make sure your lights are on so that you can be a participant and win the contest. We will award the five (5) winners a \$25.00 Walmart gift card along with a Christmas Decorating Winner sign that will be placed in your lawn. Good luck and happy holidays!

#### 2020 National Night Out

After review and careful consideration, the Barrington Place HOA Board agreed that hosting this event under the current COVID-19 conditions and social distancing regulations is not safe or feasible for the community and therefore cancelled the event this year. We hope that next year we will be able to host this event even bigger than ever.

#### Inside This Issue:

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## 2021 ANNUAL ASSESSMENT: PAY EARLY! GET A DISCOUNT!

2021 ASSESSMENT AMOUNT:	\$750.00
DISCOUNT:	\$450.00-
<b>DISCOUNTED ASSESSMENT AMOUNT:</b>	<b>\$300.00</b>

To receive the **\$450.00** discount, you must comply with the following:  
**NO EXCEPTIONS WILL BE GRANTED!**

**1. Payment of the entire Discounted Assessment Amount (\$300.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2021. An envelope post marked January 31, 2021 does not constitute receipt of payment.**

2. Payment plans are available - Three installments may be made: 1) November of 2020, 2) December of 2020, and 3) January of 2021. A total of \$300.00 must be paid in full and received on or before January 31, 2021. **If your payment plan runs over the January 31st deadline, you must pay the full \$750.00.**

**3. Any account which reflects an outstanding balance prior to 2021 that is not paid in full by January 31, 2021 will not be eligible to receive the discount.**

4. Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the invoice you received.

5. Please make your check payable to Barrington Place HOA, Inc., and mail it in care of MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

6. Please log onto your TownSq account for your account information and online payment options. To register your account, please log onto [www.townsq.io](http://www.townsq.io).

The 2021 annual assessment is due on January 1, 2021, and is late on February 1, 2021. All past due accounts will be assessed interest in the amount of 10% per annum. A letter will be mailed after February 15th to all homeowners with past due balances. A certified demand letter, with a minimum \$45 collection fee being assessed to the account, will be sent after March 15th. All past due accounts will be turned over to the Association's attorney for collection after April 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary. Should you have additional hardships you would like the Board to consider, please contact MASC Austin Properties, Inc. a.s.a.p. Communication can go a long way and help avoid additional fees added to your account.

***The 2021 discount amount for timely payment in full has been increased in recognition that budgeted lifeguard and pool monitor expenditures were not incurred in 2020 due to the unforeseen COVID-19 outbreak.***

## BARRINGTON PLACE HOMEOWNERS ASSOCIATION

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

Angela Connell,  
Property Manager  
[aconnell@mascapi.com](mailto:aconnell@mascapi.com)

### BOARD OF DIRECTORS

#### President

Phil Rippenhagen

#### Vice-President

Ken Langer

#### Secretary

Lynn Johnson

#### Treasurer

Al Lockwood

#### At Large

Melanie Cockrell



COMMUNITY WEBSITE:  
[WWW.BARRINGTONPLACE.NET](http://WWW.BARRINGTONPLACE.NET)



# WE'VE LAUNCHED THE NEW TOWNSQ APP!



MASC Austin Properties, Inc. has launched TownSq — a new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association – any time on any device. Manage your account

and access the resources you need when you need them. Please note, email blasts will no longer be used a method of communication in the coming months, as all association announcements and notifications will be posted on the TownSq App.

Download the app and register to:

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts
- Request and review status of service inquiries
- Engage with one another
- Access important association documents
- And more!

To register your account, please log onto [www.townsq.io](http://www.townsq.io), use your account ID and the association zip code (77478). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you need to obtain your new account ID or if you have any questions regarding this new process as we are excited to offer these new services to your community.

## KEEP BARRINGTON PLACE SAFE!

Be part of the solution by reporting any suspicious activity or person to the City of Sugar Land Police Department. Residents may continue to call SLPD's non-emergency phone number at 281-275-2020 to have an officer respond to their residence or report incidents in person at the police headquarters, 1200 Highway 6 South. You can also report online at <https://www.sugarlandtx.gov/570/Report-Criminal-Activity>. The online reporting tool is not intended to replace other methods of reporting crimes. This reporting tool is not to be used for reporting emergencies. Please continue to dial 9-1-1 for emergencies. What can be reported online?

- Criminal Mischief – Damage to Property
- Fraud – Credit Card Abuse
- Theft - Larceny



## BARRINGTON PLACE INCOME/EXPENSES - SEPTEMBER 2020

<b><u>INCOME</u></b>		<b><u>ADMINISTRATIVE</u></b>		<b><u>UTILITIES</u></b>	
BANK INTEREST	\$2,162.51	BAD DEBT	-\$8,114.57	ELECTRIC	\$295.13
HOMEOWNER SELF HELP	\$90.00	CERTIFIED DEMAND LETTERS	\$720.00	GAS	\$22.87
INTEREST-HOMEOWNERS	\$155.03	LEGAL- CORPORATE	\$205.35	TELEPHONE	\$70.13
LANDSCAPE PROGRAM	\$713.09	MEMBERSHIPS	\$60.00	WATER/SEWER	\$642.88
LEGAL FEES	\$765.10	MINUTES	\$200.00	<b>TOTAL</b>	<b>\$1,031.01</b>
PAYMENT PLAN FEES	\$30.00	OFFICE EXPENSE	\$430.49		
WATER PROGRAM	\$414.90	PRINTING	\$269.13	<b><u>MAINTENANCE</u></b>	
<b>TOTAL</b>	<b>\$4,330.63</b>	POSTAGE	\$308.30	CLUBHOUSE	\$493.00
		<b>TOTAL</b>	<b>-\$5,921.30</b>	ENTRANCE	\$555.68
<b><u>COMMITTEE</u></b>		<b><u>CONTRACT</u></b>		HOMEOWNER SELF HELP	\$90.00
BEAUTIFICATION	\$127.29	CLUBHOUSE CLEANING	\$600.00	<b>TOTAL</b>	<b>\$1,138.68</b>
COMMUNITY EVENTS	\$5,249.00	EXTERMINATING - MOSQUITO	\$380.00		
<b>TOTAL</b>	<b>\$5,376.29</b>	LAWN CARE	\$1,969.52	<b>TOTAL EXPENSE</b>	<b>\$37,702.36</b>
<b><u>CAPITAL REPAIRS</u></b>		MANAGEMENT	\$2,750.00	<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$745,406.71</b>
POOL	\$27,332.50	NEWSLETTER	\$1,600.00		
<b>TOTAL</b>	<b>\$27,332.50</b>	POOL SERVICE	\$1,250.00		
		TRASH PICK-UP	\$45.66		
		WEBSITE	\$150.00		
		<b>TOTAL</b>	<b>\$8,745.18</b>		



## SEPTEMBER YARD OF THE MONTH WINNERS!



*1810 Northcliff Place*



*2537 Hadley Circle*



*13031 Nantucket*



*13426 Nantucket*

### 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 the City of Sugar Land. Residents can report a loose animal, a nuisance or any other issues to 311 or 281-275-2181. Help create a humane community and promote responsible pet ownership by knowing our local, state, and federal laws as they apply to animals. You can find that information online at <https://www.sugarlandtx.gov/372/Animal-Ordinances>. For the safety of your pet, your neighbors and the community, please make sure to keep your pets on a leash or inside your property.

### TRASH PICKUP INFORMATION

**Trash days:** MONDAY & THURSDAY. **Recycle day:** MONDAY. **Green Waste day:** MONDAY. **Bulky Waste day:** 1ST MONDAY OF THE MONTH. For more details, visit: <https://www.sugarlandtx.gov/DocumentCenter/View/11167/Holiday-Service-Schedule?bidId=>



## HERE'S WHAT YOU NEED TO KNOW IF YOU'RE CELEBRATING HALLOWEEN IN SUGAR LAND

*By: Dr. Joe Anzaldua, MD, Local Health Authority, City of Sugar Land*

Halloween festivities are just around the corner and the question is: Trick or treat, or stay home? Given our current situation with respect to the COVID-19 pandemic, this Halloween may seem a little different -- and for good reason. I know there may be parents who would prefer their kids not participate in trick-or-treating this year. Understandable. But I also know there are those who want their children to be part of this tradition.

The good news is our local county officials have lowered our community risk for coronavirus transmission, indicating there has been improvement with containment and mitigation of viral transmission. At least in our community, I think it's OK to indulge in this time-honored American tradition, but with some important considerations and caveats.

We should all remember, however, that our Texas state officials are still recommending limiting social gatherings and encouraging social distancing whenever and wherever possible, as well as donning a properly worn face mask covering the nose and mouth.

### **Halloween Parties**

Social gatherings in a party setting present a real challenge because people are mingling about as well as eating and drinking. This makes social distancing and wearing a face mask quite difficult if not impossible. For this reason, I strongly discourage social gatherings that involve more than 10 people. You may wish to consider taking a pass on a Halloween party this year, but if you don't:

- Again, I would strongly encourage indoor parties be limited to 10 people or fewer, as this would allow for better social distancing - this is especially true if there will be non-household guests in attendance
- For indoor parties, please ensure adequate space and ventilation.
- Individuals 65 years and older and/or those with medical conditions that may predispose them to COVID-19 illness should be discouraged from attending such social gatherings
- And above all, PLEASE stay home if you are feeling ill, whatever the symptoms!

For those hosting parties, show your guests that you care about their safety:

1. Please have hand hygiene supplies such as hand sanitizer or soap readily available
2. Have extra face masks on hand
3. I don't think wearing gloves is necessary, unless it's part of your costume or you are specifically instructed to do so. They really don't do much in terms of prevention and may even spread germs. Hand hygiene and avoiding touching your face is a much better idea
4. Keep food and beverages covered such as closed-lid bins or sneeze-guards

As far as indoor parties for the kids, I would discourage it – this year anyway. As any parent will tell you, it is really hard to manage a bunch of excited children full of energy and enforce social distancing!

Alternative to indoor parties to consider include:

1. Consider neighborhood parades, trunk-or-treating, reverse trick-or-treating. Information and suggestions are readily available on the web
2. Hosting an online party (Zoom) is a great idea and trendy option

### **Trick-or-Treating**

I remember those days! How much fun we had as children, but also as parents taking our own kids trick-or-treating. I'm sure that many share those same sentiments. I think trick-or-treating can be fun, but this year we must all take extra precautions for the safety and well-being of our family, our neighbors and our community!

- Above all, please practice social distancing and correctly wear a face mask, covering nose and mouth! Most young trick-or-treaters able to walk independently can and should wear a mask – even outdoors! Face masks become even more important if 6-foot social distancing can't be avoided. Parents, this includes you, too!
- Be creative! Make the face mask part of the costume
- A lot of Halloween plastic masks have holes in them. Safety face masks can easily be placed underneath to meet CDC guidelines. Please make sure your child is not complaining about difficulty breathing. Better yet, try doing without the plastic masks altogether and go with a Halloween-themed face mask

*(Continued on page 8)*



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 Residential & Commercial Realtor

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**REALTOR** **MLS**

**AVALON PROPERTIES & MANAGEMENT**  
 Barrington Place Resident

*Oh by the way...  
 I'm never too busy for  
 your referrals  
 "Buy Low, Sell High"*

## PLEASE PICK UP AFTER YOUR PET

We all love our pets and want to make sure we are taking really good care of them. Please be courteous with all your neighbors and help clean up after your pet every time. Take advantage of the community Doggie Poop Station located at the end of the main drive. Avoid having your pet defecate in front of your neighbors homes, use the common areas and remember to pick up after your pet. Take advantage of the dog stations located by the community clubhouse and Summerfield Park. Remember, take only the amount of doggie poop bags needed at that time.



### Why Picking Up After Your Dog Matters

- It's Required by Law
- Dog Poop Is Not Fertilizer
- It's an Environmental Pollutant
- It Carries Diseases
- It Can Overwhelm the Ecosystem
- It Smells Bad
- It's Common Courtesy

The bottom line is, as unpleasant and annoying as dog cleanup might be, it's a minor inconvenience compared to the cost of neglecting this responsibility. By taking the extra minute or so to pick up after your pet you're not only being a good citizen and responsible pet parent — you're actually helping to save the world, one piece of poop at a time.

If the station is low in bags or the trash can needs to be emptied out, please contact MASC Austin Properties, Inc. at 713-776-1771 or via email to Joanna Figueroa, work order coordinator at [jfigueroa@mascapi.com](mailto:jfigueroa@mascapi.com).

## Your Home SOLD In Under 60 Days Or I'll Pay You \$1,000 CASH

NO Gimmicks! For information on my exclusive Guarantee Sale Program, order a Free Report by Visiting:

[www.AnnayeGroup.com](http://www.AnnayeGroup.com)

Or FREE Recorded Message:  
 1-844-378-7401 ID#1077  
 Or call me direct at 713-818-0891

Some conditions apply



Anna Ye with RE/MAX Fine Properties

## FALL HOME MAINTENANCE TIPS

Feel that nip in the air? Fall has arrived! Here's how to get your home and yard ready for winter before it's too late. Check for drafts: Heat loss through windows is responsible for 25-30 percent of heating energy use, according to the U.S. Department of Energy. But it doesn't have to be that way, because weatherstripping is simple and probably the most cost-effective way to keep heating costs down. Change your filters: Your filters are another thing in your house that might be costing you more money than it should be. If your filters are clogged, it's harder to keep your home at the temperature you want it to be which will increase your heating bills. Replace these filters monthly, not just before the fall. You'll thank yourself later.



## 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

## HERE'S WHAT YOU NEED TO KNOW...(CONTINUED)

- Try and keep your trick-or-treat group as small as possible. Keep the group socially distant from other groups. A group of three to four kids can easily be managed with respect to physical distancing
- Please have your group wait in line until the group before you has safely passed to the next house. Avoid cross traffic as much as possible
- Parents, please bring along hand sanitizer and tissue wipes
- Encourage kids not to touch outdoor/front yard Halloween props, doors, door knobs or other frequently touched surfaces
- This year, I recommend leaving Halloween props such as toy swords, light sabers, crowns, tiaras at home

For more details, visit [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

*Dr. Joe Anzaldua, MD is the local health authority for the City of Sugar Land.*

## REPORT CITY ORDINANCE ISSUES

### What You Can Do

Help protect your community from these negative impacts by reporting any code/ordinance violations in Barrington Place HOA and preserving property values. Dial 311 to report code/ordinance violations if you are a City of Sugar Land resident. You can also report using the City of Sugar Land online system at: <https://www.sugarlandtx.gov/1298/Report-a-Concern> or contact our office directly at 281-275-2700. A few of the violations that you can report:

- High grass/ weeds
- Inoperable vehicles
- Pool maintenance
- Rental property
- Unsanitary conditions in the front or backyard

How do you know if your neighbor or your property is in violation of city codes? Access the city's code of ordinances online at: <https://www.sugarlandtx.gov/471/City-Codes>.