

Barrington Place

BANNER

FEB. 2023

HOA ANNUAL MEETING

On Thursday, May 18, 2023, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, at 7:30 p.m. On that date the membership will elect three (3) Board of Director positions currently set to expire on May 18, 2023. The three Board positions are positions 1, 2 & 3 respectively, and the terms are for two (2) years. Those wishing to run for a Board position should contact the management company, MASC Austin Properties, at 945 Eldridge Road, Sugar Land, Texas 77478, as soon as possible. The candidate may submit a candidate profile for publication in the April/May Banner. Candidates are requested to keep profiles to 400 words or less due to space allocation in the Banner. Should a candidate wish to submit a longer candidate profile, a notation will be made in the Banner that a more extensive profile is posted on the Barrington Place website. Candidate Profiles will be published in the Banner one-time in the April/May Banner. All profiles shall be kept on the Barrington Place website from the date first published on the website until May 19, 2023, after which they will be removed. Changes to a candidate profile on the BP website may be made by a candidate as long as changes are timely made. All candidates are requested to avoid vulgarisms and profanity in their profiles. Due to printing deadlines and the uncertainty of United States Postal delivery, it is questionable whether or not that an issue of the Banner printed in May 2023, would reach the membership before May 18, 2023; therefore, no proxy ballots or candidate profiles will be published in any May Banner issue.

MAJOR DATES & DEADLINES FOR MAY 2023 ELECTION

February Website & Banner: Announcement of *May 18, 2023*, Board Election. Management Company to take names of candidates for Board positions and forward same to Nominating Committee for consideration and forward any candidate profiles for publication in future Banner issues to publisher and for posting on barringtonplace.net website.

March Website - Announcement of *May 18, 2023*, Board Election. Management Company to take names of candidates for Board positions and forward same to Nominating Committee for consideration and forward any candidate profiles for publication in future Banner issues to publisher and for posting on barringtonplace.net website.

April Website & Banner –All candidacies, submissions of candidate profiles and listing of candidate's name on proxy ballot for distribution in the April/May Banner issue must be received by **Friday, April 14, 2023, by 5:00 pm** for Nominating Committee consideration. All candidacies, submissions of candidate profiles and listing of candidate's name on proxy ballot for distribution in the April/May Banner issue are directed to: MASC Austin Properties, Inc. Phone#: (713) 776-1771, Facsimile#: (713) 776-1777, E-Mail Address: aconnell@mascapi.com. All candidacies received after the April 14, 2023, 5:00 pm deadline will not be considered by the Nominating Committee and will not be published in the April/May Banner and will not be posted on the barringtonplace.net website. After the April 14, 2023, 5:00 pm deadline, no further changes will be made to timely submitted candidate profiles or proxy ballots printed in the Banner. Further inquiries about candidacies, submissions of candidate profiles and listing of candidate's name on proxy ballot for timely distribution in the April/May Banner issue should be directed to: MASC Austin Properties, Inc. Phone#: (713) 776-1771, Facsimile#: (713) 776-1777, E-Mail Address: aconnell@mascapi.com.

Nominating Committee Deadline – April 14, 2023 - All candidate applications must be reduced to writing and signed by the Applicant and submitted on or before 5:00 pm on April 14, 2023 to the Nominating Committee for its consideration. All candidacies submitted to the Nominating Committee should be directed to: MASC Austin Properties, Inc. Phone #: (713) 776- 1771, Facsimile #: (713) 776-1777, E-Mail Address: aconnell@mascapi.com. All candidacies received after this April 14, 2023, 5:00 pm deadline will not be considered by the Nominating Committee in making its nominations for Board of Directors.

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WINTER/SPRING ROUNDUP AND CHANGES TO COME

If you have lived in Barrington Place for any period of time you know that the weather is unpredictable. In December, Winter Storm Elliot chased away those high 70 and low 80-degree days with its arrival just before Christmas, leaving its share of frozen pipes. Fortunately, the only casualty to the HOA was an exterior pipe at the pool pumphouse that broke, but the damage was minimal compared to Winter Storm URI. Lessons learned 2 years ago at the clubhouse paid off on this occasion. But just about everyone lost plants and tender vegetation during the prolonged freeze, including those at the HOA entrances.

Barrington Place also had its share of Christmas and Holiday decorations. Many decorations, including religious themes, manger themes, topiary reindeer, oversized Bulbs and Ornaments, decorated trees, inflatable Santa's and Snowmen, and a multitude of flashing and multicolored lights added to the Holiday spirit. Judging was difficult since so many homeowners keep "Upping their displays" from year to year but winners' names are included in this Banner issue.

However, on other fronts the HOA was not so fortunate. With the coming of the New Year, residents celebrate in various ways, some of them using fireworks, and others using graffiti. Over in Summerfield Park in Section 3, idiots set off roman candles and other fireworks on top of bark chips and wood shavings that are used to cushion the play surfaces under the playground equipment. Besides setting fire to the chips and shavings, the sparks from the fireworks also put nearby homes at risk. Not satisfied with the damage done the idiots spray painted the sidewalk. However, a good pressure wash by yours truly, cleaned up the mess left behind. A reminder to all. FIREWORKS ARE NOT PERMITTED IN THE CITY OF SUGAR LAND.

As temperatures bounce back in to the high 70's, it means that Winter foliage that was killed will be cut back. The big change for the homeowners is that the typically used black/white/green trash bags are not accepted by the City anymore. Only clear bags can be used to bag/put out grass clippings/dead plants also known as "green waste". Open containers are allowed too for green waste but for many who use lawn service companies, the only bags that will be picked up are clear bags. Speaking of lawn service companies, if anyone knows of a service that handles subdivisions, please share that information. Our present lawn service company increased its prices by \$150 a month for this year and we would like to add to our vendor lists.

Those warming temperatures also will go higher in June, July and August. In order to lock in a lifeguard company now so that dip the pool can be enjoyed in the Summer, the HOA must hire a lifeguard company now. Prices for the same Lifeguard service have increased by \$5700 over last year. There being a shortage of Lifeguards in the Sugar Land area was not on my HOA Bingo card for 2022, but it is on the 2023 HOA Bingo card. Again, if you know of an up-and-coming Lifeguard company the HOA would like to know to add it to its vendor lists for future consideration.

(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

Warming temperatures and longer days also go hand in hand with school and outdoor activities. The Spring semester is here and many of our young ones have been riding buses to other schools. Please keep an eye out for youngsters, boarding and leaving the school buses. The Sun is at that bad height that often blinds/obscures one's view of the road, and with more daylight, kids will play outside more often. Please slow down when driving, the streets in Barrington Place are not a drag strip. More people also take advantage of longer days and moderate temperatures to get in that daily walk to keep fit.

Speaking of schools, the closure of Barrington Place Elementary, has created a problem. There have been multiple reports by concerned homeowners of criminal activities, drug dealing, and disturbances taking place on school grounds, especially at night, which is spilling into the subdivision. Keeping quiet about what you see and observe does no one any good. To change the problem, it requires the homeowner to immediately contact the police and to immediately let the HOA know what is happening. If you see something suspicious call the police. Reporting an event 6 months after the fact does not help. Many residents in Barrington Place have a love/hate relationship with SLPD. The residents want to see increased police presence in the neighborhood to keep undesirable elements at bay yet those same residents oftentimes do not like getting speeding tickets and citations from those same officers.

With the start of every year the community has an opportunity to make their voices heard. On Thursday, May 18, 2023, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, at 7:30 p.m. On that date the membership will elect three (3) Board of Director positions currently set to expire on May 18, 2023. For those interested in serving on the Board please contact the management company. There are many ways you can help make Barrington Place a better community by volunteering. Volunteers are always welcome. Help judge yards of the month and Christmas and Halloween decorations. Join the Architectural Control Committee and help have a say so in how the neighborhood looks. Come help with the planning of budgets and how your money is being spent. Take that first step and come to the monthly Board meetings! You can learn a lot.



Sugar Land Police Department

ATTENTION RESIDENTS!!!!

Did you know that many cars that are broken into in neighborhoods are actually left unlocked?! As a community, we have to work together to fight crime, and creating a 9 pm routine is a simple way you can protect yourself and your community! Before you settle in for the night, make sure your outside lights are on, you've removed everything from your vehicle, and the doors are locked! 3 small steps could save you a lot of hassle and grief in the morning!

9pm Routine

- Lights on
- Remove Valuables
- Lock Doors



Be a partner against
crime
Protect your
stuff

DON'T HELP CROOKS

CITY OF SUGAR LAND TRASH CHANGES

On January 16, 2023, bulky waste pickup transitioned to our new on-call service. So, if you are a First Monday of a month household and were planning to have your bulky waste picked up on the First Monday of the Month... don't! Our new flexible approach to bulky waste allows you to schedule 12 bulky waste collections per year - so use it when you need it! After Monday, January 16th, you can request a bulky waste pick up by visiting www.republicservices.com/municipality/sugar-land-tx, via email at sugarland@republicservices.com, or by calling Republic at 713-726-7307. You will also be able to schedule a bulky waste collection in the new Republic Services App that is coming soon! If you like your current once a month pickup, just use one of these methods to schedule your collections for the entire year. Sugar Landers will now also be able to make 12 bulky waste drop-offs at the landfill at no extra cost.

If you choose to bag your green waste, it will now need to be bagged in clear bags after January 16, 2023. That being said, you do not HAVE to bag your green waste. You may also set your green waste out in a personal container!

We're keeping twice a week trash collection as well as once a week green waste and recycling collections! Your green waste and recycling will each fall on one of your service days. Again, to confirm those days, check out our handy-dandy 'Find My Service Day tool' > <https://bit.ly/FindMyServiceDay>.

Take a look at all these changes by visiting www.sugarlandtx.gov/changeiscoming



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 will begin in April 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 which you will receive by mail.

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

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 signs and materials used to publicize 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.

CENTERPOINT ENERGY STREETLIGHT OUTAGE EASY FIX

Have you ever passed a streetlight at night on a street in Barrington Place and seen it flicker? Do you lie awake at night because a nearby streetlight's light flashes through your closed blinds or drawn shades and you wonder what can be done about it so you get a good night's sleep? CenterPoint Energy handles the streetlights. You can type in "CenterPoint Energy Report a Street Light Outage" in the web browser. There is a Blue tab that reads "Report a Streetlight Outage" to click on. This will bring you to a screen 'Let's get it fixed! Tell us where to find the broken streetlight', asking for a nearby address or a street light number. The streetlight poles have a **6 digit number located on the middle of the pole side facing the street**. The top number is the first number. If the number is not legible on the pole, you can type in a nearby address and a map will appear depicting the street lights in the area with correct pole numbers.

Let CenterPoint Energy know the problem and you will get an automated email documenting your report.

BEFORE STARTING AN IMPROVEMENT

If you are making any type of improvement to the exterior of your home, you must submit a Request For Home Improvement Approval “RFHIA” to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence, etc.)

You can find the required form on our website at www.barringtonplace.net under DOCUMENTS- Request For Home Improvement Approval.

Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.

EASTER EGG HUNT

This year, hop on over to Summerfield Park on Stancliff Oaks St. and join us for lots of fun and prizes at our Annual Barrington Place HOA Easter Egg Hunt. The Easter Egg Hunt will be on **Saturday, April 8th starting at 11:00am.**

The Easter Bunny will be making a special appearance to take pictures and pass out fun toys and candy. **Volunteers are needed! Please contact MASC Austin Properties, Inc. at 713-776-1771 to sign up.**



PHIL'S COMMEMORATION

Barrington Place lost a good friend in 2021. Phil Rippenhagen III served as a Board member for 30 years and many of those years he served as President. Barrington Place HOA would like to make sure that Phil's memory and legacy remains part of our community forever. After much a much anticipated wait, the beautiful “Barrington Place blue” bench that was ordered for Phil has arrived. ***The Memorial Bench Dedication Ceremony will be held on April 8th at Summerfield Park after the Easter Egg Hunt event.*** All Barrington Place residents are invited to this memorable event.



DON'T FORGET TO SIGN UP FOR TOWNSQ!

TownSq — all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association – any time on any device.

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, log onto www.townsq.io, use your account ID and the association zip code (77478).



CHRISTMAS DECORATING CONTEST WINNERS



Section 1
12710 Newberry St.

Section 2
13106 Nantucket Dr.

Section 3
13115 Careywood Dr.

Section 4 & 5
13314 Nantucket Dr.

See photos on the website at
<https://www.barringtonplace.net/gallery.html>

BP POOL ID CARDS REGISTRATION

Pool Season is around the corner! Make sure to register on time! On-site pool ID card registration will be held on **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.

More information on pool registration will be included in the next newsletter!



Certification Classes Available for New and Returning Employees!




Sweetwater Pools, Inc. is Hiring Lifeguards, Managers, and Lifeguard Instructors For Summer of 2023!

- Flexible Schedules
- Close to Home
- Excellence Awards
- Competitive Payrates
- Advancement Opportunities
- Learn Life Saving Skills

You only need to be 15 years old to get certified!

Call or text (281) 988-8480 for more information

www.sweetwaterpoolsinc.com

POOL MONITOR

If you are interested in applying for a Barrington Place HOA pool monitor position this summer, please contact Joanna Figueroa at MASC Austin Properties Inc. at 713-776-1771 or via email at jfigueroa@mascap.com for more details.





BARRINGTON PLACE INCOME/EXPENSES - JANUARY, 2023

INCOME		CONTRACT		MAINTENANCE	
ASSESSMENTS	\$816,800.00	CLUBHOUSE CLEANING	\$660.00	CLUBHOUSE	-\$58.13
DISCOUNT	-\$389,220.00	EXTERMINATING - MOSQUITO	\$302.10	POOL	\$1,996.74
INTEREST	-\$42.00	LAWN CARE	\$3,075.00	TOTAL	\$1,938.61
BANK INTEREST	\$1,197.84	MANAGEMENT	\$3,025.00		
LEGAL FEE	\$1,075.00	POOL SERVICE	\$1,083.00		
CLUBHOUSE RENTAL	\$200.00	SIGN MAINTENANCE	\$90.00	TOTAL EXPENSE	\$13,421.76
TOTAL	\$430,010.84	TRASH PICK-UP	\$58.46	TOTAL CASH IN ACCOUNTS	\$976,356.93
		WEBSITE	\$75.00		
ADMINISTRATIVE		TOTAL	\$8,368.56		
BANK CHARGES	\$10.00				
CERTIFIED LETTERS	\$315.00	UTILITIES			
COPIES	\$228.73	ELECTRIC	\$846.44		
OFFICE EXPENSE	\$313.25	GAS	\$31.82		
POSTAGE	\$233.32	WATER/SEWER	\$824.91		
TOTAL	\$1,100.30	TELEPHONE	\$99.12		
		TOTAL	\$1,802.29		
COMMITTEE					
BEAUTIFICATION COMMITTEE	\$212.00				
TOTAL	\$212.00				

FOR NOW, KEEPING LIVE CHICKENS AND FOWL IS NOT ALLOWED IN BARRINGTON PLACE

Right now, fresh eggs are a costly item. A dozen eggs cost about twice what it did last year due to an outbreak of bird flu killing many egg-laying hens, along with higher feed and energy costs. Yet for those who love their eggs and want an economical supply, there have been increasing reports of Homeowners keeping chickens and other assorted Fowl in their yards in BPHOA. THIS IS NOT ALLOWED. For early risers, the morning "cock-a-doodle-doo" of the Rooster may seem like music to your ears, but for those who would like to sleep in, hearing a Rooster crowing at sunrise robs you of that opportunity. Chickens also visit neighboring gardens and love to pull up freshly planted onions while they deposit a fresh mound of unwanted droppings. Every legislative session there have been attempts to pass "Chicken" laws to restrict the City's and HOA's right to regulate poultry. There are bills being submitted in the 88th Regular Legislative session but until those laws pass the Texas Legislature and are signed off on by the Governor, keeping Chickens and fowl is not allowed in the subdivision.

The City of Sugar Land has an ordinance that reads:

Sec. 3-18. - Keeping of fowl.

https://library.municode.com/tx/sugar_land/ordinances/code_of_ordinances?nodeId=951433

- (a) It is unlawful to keep fowl on any property, except that fowl may be allowed to inhabit public lakes or ponds, and private lakes or ponds that are managed and maintained by an organization, company or corporation.
- (b) The property owner or organization in control of any lake or pond where fowl are allowed must provide care and maintenance for the fowl and property and must remove or otherwise control any fowl which become a nuisance to the residents of surrounding area or community.
- (c) The animal services manager may waive certain requirements of this section in cases involving a scientific program, a nonprofit organization show or humane activity.

(continued on next page)

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

CHICKENS AND FOWL NOT ALLOWED (CONTINUED)

(Ord. No. 1722, § 1, 12-16-2008; Ord. No. 2154, § 5, 4-2-2019)

The Declarations for BPHOA also read in Article III, Use Restrictions., Section 10

Animal husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other common household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes. No more than two (2) of each species of pet will be permitted on each Lot. If common household pets are kept, they must be confined to a fenced backyard (such fences shall encompass the entire backyard) or within the house. When away from Lot, pet must be on a leash at all times. It is the pet owner's responsibility to keep the Lot clean and free of pet debris.

So until the Texas Legislature changes the law, No Chickens or Ducks in Barrington Place. Do not run "afowl" of the law!



Weenie Roast *Save The Date*

Our Weenie Roast is scheduled for
July 29th from 1pm-4pm.
More information will be sent in the
next newsletter.

