

Barrington Place

BANNER

DEC 2024

THE 2025 ANNUAL ASSESSMENT FOR HOMEOWNERS IN BARRINGTON PLACE HOA

The Board posted written notice as required by statute, met at its regular Board meeting on September 17, 2024 and set the Annual Assessment for 2025 at \$800.00. Certain homeowners are eligible to take advantage of a discount. Homeowners who do not fall under the Leasing Rules and Regulations Policy (Approximately 750 homes) and who pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2025 are eligible for a discount of \$400.00. Those approximately 250 Homeowners whose homes are being rented and fall under the terms of the BPHOA Leasing Rules and Regulations Policy and who are in compliance with the Leasing Rules and Regulations Policy and who pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2025 are also eligible for the \$400.00 discount. **The Discounted Assessment Amount is \$400.00 (the Annual Assessment of \$800.00 less the discount of \$400.00)** and it is due on January 1, 2025, the \$400.00 must be paid in full by January 31, 2025 (falling on a Friday) or you lose the discount eligibility.

The discount incentive helps the HOA with budgeting as it encourages a vast majority of homeowners to make timely payment. Prior to the use of the discount incentive, collection rates were typically in the 60 to 70 percent range on the due date of January 31. With the enactment of the discount incentive, timely payment rates in recent years consistently average around 94% of all homeowners in BPHOA (94.82% for 2024!). By having a dependable number of Owners paying on time, the Board is in a better position to know what monetary resources it will have in hand on January 31 to use that year to make normal expenditures and to fund capital improvements.

Another benefit of having a higher collection rate is that fewer dollars are spent by the Management Company and the HOA Attorney in collection efforts on those who do not pay their assessment and those “saved” funds can instead go to other necessary expenses. Those Owners who choose not to take advantage of the discount or who are not eligible and do not timely pay their fair share of community expenses, increase the total collection costs incurred by the HOA and on Owners who do pay on time. By paying timely and owing no outstanding balance, and complying with the Leasing Rules and Regulations Policy should you rent your property, you benefit by making yourself eligible for the discount lowering your Annual Assessment from \$800.00 to the Discounted Assessment Amount of \$400.00. If you do not timely pay or owe an outstanding balance by January 31, 2025, you will owe the full Annual Assessment of \$800.00 for 2025. The \$400.00 Discounted Assessment Amount for 2025 is the same amount as the Discounted Assessment Amount in 2023 and 2024. For 2025, Homeowners who rent their home must be in full compliance with BPHOA Leasing Rules and Regulations Policy. Notice was given to community to consider enacting a policy after numerous reports of renter and absentee Landlord problems were presented by Members to the HOA. This matter was posted as part of the Agenda for the April 18, 2023 Board Meeting. The BPHOA Leasing Rules and Regulations Policy was adopted at the duly convened Board meeting of April 18, 2023. This policy went into effect on October 1, 2023. A grace period was provided for 2024 Assessments as this was a newly enacted policy. **There is no grace period for 2025 Assessments for failing to comply with the policy.** Out of the approximately 250 rent homes, 150 have complied with the BPHOA Leasing Rules and Regulation Policy. **Those who have not complied are not eligible for the \$400.00 discount.**

As the neighborhood has aged, a greater percentage of homes are being purchased and used by Absentee Landlords to generate rental income. This is a legal practice. Many of the Landlord Owners do not live in the Barrington Place Subdivision (are Absentee Landlords) or live in nearby houses but are not aware of the day-to-day events that are taking place on and adjacent to their property or properties. Many Landlord Owners are not monitoring the activities of the tenants on their Lots and the tenants are not following the rules.

There has been an increase in the number of vehicles that do not have current license plates and have out of date inspection stickers which have been parked in the streets in Barrington Place HOA. There has been an increase of “squatters” and “vandals”, for lack of more precise terms, using homes in Barrington Place HOA as staging areas for crime. There has been an increase in the number of homes in Barrington Place HOA that have been rented out to tenants and the tenants refuse or are unwilling to maintain the yards.

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Grass and various weeds grow over 9 inches tall, the address markings painted on the curbs cannot be read because of the overhanging St. Augustine grass stringers, and the sidewalks are covered in grass stringers. Piles of bulky waste and debris are dumped at the curb and left sitting on the public sidewalks for weeks and even months by tenants, and the Landlord takes no corrective action.

The BPHOA Leasing Rules and Regulations Policy has been recorded in the Local Property Records. A printed copy of the recorded Policy was mailed to each of the 250 Homeowners that might fall under the policy to inform them of this policy and when the policy goes into effect. Additionally, Homeowners falling under this policy with observed violations that would deny them eligibility for the discount were sent pictures of the violations that existed in 2024. If those violations are present after December 1, 2024, they could lose their eligibility for the discount offered for 2025. For those wishing to view the recorded BPHOA Leasing Rules and Regulations Policy, the policy can be found on barringtonplace.net and on TownSq.

2024 SUMMERTIME ROUNDUP AND FALL EVENTS

As the year goes by, our monthly routines change in Barrington Place. Hurricane Beryl impacted everyone in some form or fashion. Hopefully the heat and humidity that have dominated our lives the entire summer and well into the fall, is replaced by slow steady rains, gentle breezes, and much cooler temperatures.

On May 16, 2024, The HOA held its Annual Meeting. At that time Alfred Lockwood and Kenneth Langer were elected to Board Positions #4 & #5 to serve 2-year terms. In May of 2025, 3 Board of Director positions are up for election, those being positions #1, #2, & #3 which are also 2-year terms. Copies of financial reports for calendar year 2023 were provided for attendees, The 2023/24 accomplishments and goals were reported, and appointments to the 2025 Nominating Committee were made.

In an effort to fix the 2023 problems with the Pool facilities, the HOA made several changes in the operation of the pool complex and splashpad going into the 2024 season.

Rather than using a separate lifeguard company and a separate pool maintenance company, the HOA decided to go with one company to handle both tasks. Previously with the Chlorine shortage, the HOA had to use both tablet and liquid chlorine to maintain the chemical level of the pool based on what was available for use. Now that the Chlorine shortage has lessened, the Pool can use liquid chlorine to help with Calcium buildup and Sweetwater Pools handled both operations, supplying the lifeguards in the summers and continued year-round chemical maintenance at a lower price than having these services handled by 2 different companies. We also had a change in pool supervisors, and that seemed to work better this year with regular pool maintenance. Additionally, a private chemical company was hired to find the underlying cause of calcium deposits that periodically appeared at times on the pool wall and on pool surfaces. The chemical problem was identified, (the alkalinity of the water was low and this in turn affected calcium hardness, and some small pinholes were found in the plaster.) The buildup of calcium deposits coming from the pinholes were also spot treated and removed. The pool was monitored, and when the calcium deposits returned, steps were taken to remove those returning deposits before they grew in size.

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BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
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BOARD OF DIRECTORS

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Ken Langer

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James Lucas

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At Large

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COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

The pool monitor program was also revamped. Pool season 2023 was a difficult year for the pool monitoring system. Previously, the HOA had to rely on a small core of understaffed residents who were often required to do more than they were expected to. The core group of experienced pool monitors could not cover all hours and other monitor's performance in covering those uncovered hours, was less than what was expected and required. This led to uneven enforcement of the rules and regulations regarding admission. However, a new company, The Pool Attendant Company came forward in 2024 offering pool monitoring services for the first time on our area. With this new option, the HOA tried this company to see if it is a better fit for the community. Responses received have been positive. The HOA will reexamine this choice during the off season to see if this aspect of the pool monitor program will continue into the future.

The splashpad and the improvements made at the pool were used by the community. The leak in the large spray rings in the splashpad was finally located and remedied. Stopping this leak had a dual benefit. It saved water, which in turn lowered the water usage and cost to operate the Splashpad, and the algae which would grow in the damp continuously wet environment, disappeared when the splashpad dried. The 26th Annual Weenie Roast was the largest attended Weenie Roast ever! It was hot, but the weather cooperated with the event and at one point more than 150 attendees were present, enjoying Pizza, James Coney Island Hotdogs, and the pool, the splashpad and the music.

Summertime yard work is hard to do. With the arrival of "cooler" temperatures, an opportunity arrives to assess the damage done by the hurricane, and the periodic drought and excessive heat of summer. Some homes put in that extra effort in the summertime heat and Yards of the Month were chosen up to and including September. Past winner's yards for this year are shown on barringtonplace.net. In October, Halloween Spooktaculars were chosen. Those "put off" exterior home improvement projects can now begin in earnest. Remember to file a Request For Home Improvement Form (RFHIA) before commencing any exterior work. This form can be found online at barringtonplace.net and on TownSquare. There is no fee charged by BPHOA to submit a "RFHIA". Download the form and fill it out. For us "old-timers" call 713 776 1771, to get paper forms.

Of course, just about everyone has a story or 2 to share about Hurricane Beryl. From the last-minute scramble to place all of the pool furniture inside the Pumphouse and secure the picnic tables at the HOA clubhouse hours before the hurricane hit to post storm cleanup, BPHOA had its problems like everyone in the community. The sail that covers the baby pool with shade bent in the high wind and will need fixing. Many tree limbs came down but fortunately the trees on HOA property are periodically maintained and no damage occurred to the pumphouse or to the clubhouse. Several street signs were blown down especially on Alston Road. The City of Sugar Land was notified of the downed signs and have reinstalled them. Pool use stopped and started as the power came back on to run pumps and then stopped when the power went out again. Most everyone lost power and internet, some for several days, but we all muddled through.

The HOA temporally suspended the scope of its property inspections in the aftermath of Hurricane Beryl. When the City asked that tree limbs and fence debris be stacked near the sidewalk for pickup and disposal and the extended time needed to collect those items, the HOA recognized the multiple problems this would cause homeowners. Now that the City has collected most of the debris and work crews and supplies are becoming available for hire to do roofs and fences, notices will resume but if you need additional time to fix that fence, or to repair that roof or whatever damage is hurricane related, let the HOA know and most likely an extension will be granted for those fixes and repairs. However, there are properties in Barrington that were needing work done before the hurricane hit and are now using the hurricane as an excuse to continue to do nothing to fix their problems. Those houses are known from prior inspection reports.

The HOA expedited approval of roof and gutter repairs, the fixing of siding damage and replacement fence and wall construction, oftentimes approving the projects verbally over the phone and reviewing the RFHIA forms after the fact as long as the improvement being made did not change the location of the damaged fence, use different materials, or the change the dimensions of the home. A simple phone call or an email to the HOA explaining your circumstances and your future plans can go a long way towards a reasonable accommodation. However, there are absentee landlords and owners who don't know about their property and its dilapidated condition and they should be getting notices.

Our kids and grandkids are attending school. Barrington Place Elementary on Alston is back up and running after a 2-year hiatus. Please watch out for the students. Please do not pass stopped school buses as they load and unload students. Remember Students are children. Their world is thinking about boyfriends, girlfriends, homework and I-Phones. Watching out for traffic is not their top priority, so we as drivers need to be extra vigilant throughout the subdivision, including the crosswalk areas, and following the instructions of the crossing guards, when nearing bus pickup and drop off sites, and around the roads that lead to the elementary school.

Finally, the HOA is always in need of volunteer help. All members of the Association are urged to volunteer to serve on committees. By observing and learning how the HOA works, you can better help the HOA and the community. The Board offers its thanks and appreciation to the individual who came forward offering to fill the open ACC Committee Position. Another position needs to be filled. The ACC is arguably the most important of all committees in BPHOA due to its breadth and scope of work. Many Board member's first position with the HOA was serving on the ACC.

CLUSTER BOX CHAOS OR HOW THE USPS TRIES TO BLAME OTHERS FOR ITS MISTAKES AND SHIFT RESPONSIBILITY TO ANYONE ELSE IT CAN FIND

You want a short answer to the questions such as “Why am I not getting my mail delivered to my cluster box?”, and “Why does the HOA not fix the cluster box that is broken?” and to other questions. There are no short answers. I am sorry to disappoint you.

I am Kenneth Langer, the current President of the Barrington Place HOA.

The HOA is aware of several member’s concerns and issues with the USPS “apparent” decision not to repair the damaged cluster boxes in portions of Barrington Place HOA. These members of the HOA have done nothing wrong. The affected members are not at fault. The affected members are victims of the USPS. The HOA is looking for a way to help solve the problem that it did not create. We reached out to the City of Sugar Land and to Congressman Nehl’s office to help find solutions. That is not an easy answer and requires more than a newsletter article to explain. Please refer to the Townsq post or the Barrington Place HOA website for more detail. You will find 9 pages of information and supporting documents, pictures, and links. Get yourself a good beverage with plenty of caffeine and get ready for a long read.

SPOOKTACULAR WINNERS FOR 2024

It's time to announce the winners of this year's contest! Before that, we just want to thank everyone again who decorated their homes for the spooky season!

1st place - 2130 Collingsfield Drive

2nd place - 13030 Huntleigh Way

3rd place - 13119 Rosstown Drive

Honorable Mentions

2103 Barrington Place Drive

12710 Nantucket Drive

2215 Saradon Drive

2107 Squire Dobbins Drive



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. 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 that carries diseases and can overwhelm the ecosystem. It smells bad and it's common courtesy to pick up after your pet. 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 at jfigueroa@mascapicom



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.

PLEASE DON'T FEED STRAY CATS!

Please don't feed stray cats! Yes, it's fun to do! Many people feel good doing it. They think they're helping the cats. They get a warm fuzzy feeling inside. BUT FEEDING STRAY CATS HURTS THEM. Absolutely. We have seen dozens of horrific cases of diseased and malnourished packs of stray cats as a result of people leaving out food for them. This is because feeding causes a bunch of cats to get together, and dependent on human feeding, and they breed like crazy, and then you've got a lot of cats in one small area, they fight, they spread disease between each other, and the population grows too large to feed.

WHAT TO DO ABOUT FERAL CATS IN THE NEIGHBORHOOD

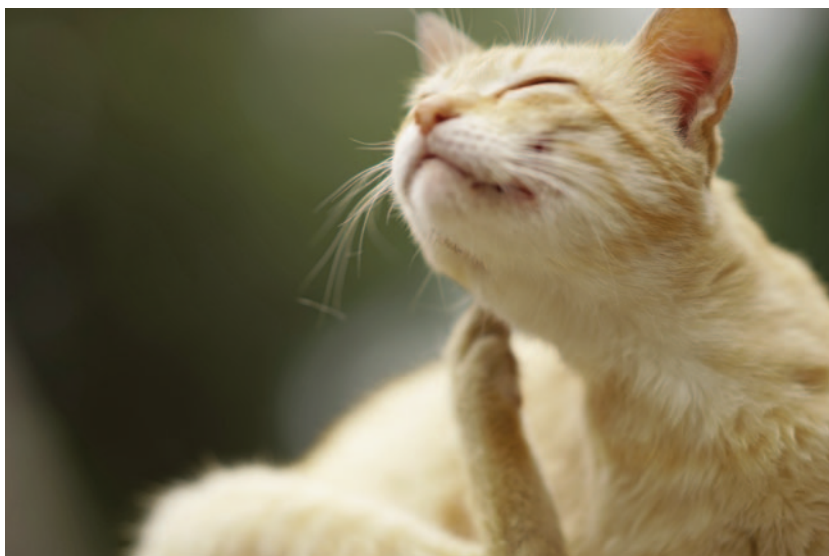
1) Get Help: Contact a rescue group. They will help place your mind at ease that the cats will go to a loving place.

2) Rescue on Your Own: Put down a pet deposit, take one or two for yourself, and then really take the cats to your home.

3) Don't Encourage the Feral Cats: Don't do anything. Don't feed or entertain the cats. They will eventually realize there is no food or love, and therefore no reason to stick around. They will leave on their own and the neighborhood will be much cleaner.

Our pets are the ones we care for day and night inside our homes or yards. They are a responsibility that is very personal, and though they might disturb our immediate neighbors a little, they shouldn't be a bother to everyone. The genuine concern in feeding feral cats is appreciated but please consider the problem this can cause you're contributing to the next time you want to feed feral cats in the neighborhood.

Stray Cat Info: Stray cats are defined as cats that are lost or have become separated from a home or owner. When people refer to stray cats, they usually mean feral cats. Feral cats are simply non-domesticated cats living in the wild. They were born in the wild, and have never had a home. Their behavior is completely different from domesticated cats. They are truly wild animals! There are 60 million cats living in American households, and an estimated 100 million feral cats! Cats are very self-sufficient (as most people are aware) and excellent hunters, and thus able to live in the wild just fine.



TOWNSQ: HAVE YOU SIGNED UP YET?

We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Barrington Place – any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!

To register your account, on your desktop, visit <http://www.barringtonplace.sites.townsq.io> using a web browser and follow these easy steps to register your account.

How To Register (must be on a Desktop)

1. Click “Log In” on the top right corner
2. Enter your account number
3. Enter your name
4. Click “Sign Up”
5. Click “Need to Register”
6. Enter Barrington Place zip code– 77478
7. Click “Continue”
8. Set your password



To Use a QR Code:

Open your camera app: Launch the camera app on your phone.

Point at the QR code: Center the QR code within your camera view.

Wait for detection: Your phone will automatically recognize the QR code and display the linked information on the screen.

Access the link: Tap on the displayed link to open the website or perform the intended action.

CLUBHOUSE RENTALS

The Barrington Place Clubhouse is available for private rentals. You can find a copy of the clubhouse rental agreement on our website at barringtonplace.net or contact the clubhouse coordinator, Veronica Navarrete for more information and availability at 713-776-1771 or vnavarrete@mascapi.com

Clubhouse Rental Rates

\$250.00 refundable deposit

\$50.00 an hour (4 hour minimum)

\$25.00 Reservation Fee (non refundable)



HOLIDAY SHOPPING SAFETY TIPS

FROM THE SUGAR LAND POLICE DEPARTMENT

Sugar Land Police wants you and your loved ones to have a crime free holiday season. Sugar Land is a safe community but since crime can happen anywhere, you are encouraged to take a few minutes to familiarize yourself with some important tips on how to safely shop.

When You Park Your Car ...

- ✓ Park in a well-lit area.
- ✓ If you are parking during the day and returning to your car after dark, check for street and building lights.
- ✓ ALWAYS lock all your doors.
- ✓ Remove all electronic items, and all packages from your car. Carry them with you or place them in the glove compartment, out of sight.
- ✓ Look around the parking lot for suspicious persons before you get out of your car.
- ✓ Avoid carrying large handbags. Carry only what is necessary.
- ✓ Shop in groups whenever possible. Use the “buddy system”.
- ✓ Don’t get out of your car until you are ready. If you don’t feel safe, stay in the car or drive away.
- ✓ Remember where you parked your car. *Note* take a picture of your parking location (section number and mall entrance) on your cell phone. This will make it easier to find your vehicle later.

When You Return to Your Car ...

- ✓ Only make one trip to your car. By making multiple trips to place merchandise in the trunk, it makes your vehicle a target for burglary. Thieves are watching!
- ✓ Use a courtesy cart or ask for security to escort you.
- ✓ Have your car key in hand, ready to unlock your door.
- ✓ Stay off the phone while shopping or walking to/from your car. This distraction makes you a target to thieves.
- ✓ Check the parking lot for suspicious people and look around before you exit the store.
- ✓ Place all packages in the trunk compartment and out of sight.

When You Are Returning Home ...

- ✓ Frequently check your rearview mirror to see if you are being followed. If you feel like you are being followed, DO NOT go home! Call the police immediately and our dispatchers will direct you.

Also ...

- ✓ Avoid carrying cash. Use a prepaid credit/debit whenever you can, so thieves don’t have access to your entire bank account!
- ✓ If someone tries to take your purse or merchandise, let them have it. Your life is worth much more than any purchase you may have made.

If you have any questions about these tips or how to prevent crime from occurring, please contact Crime Prevention Officer Reid at 281-275-2578.



BARRINGTON PLACE INCOME/EXPENSES - NOVEMBER, 2024

INCOME		CONTRACT		COMMITTEE	
INTEREST	\$150.17	CLUBHOUSE CLEANING	\$710.00	BEAUTIFICATION COMMITTEE	\$325.00
LEGAL FEE	\$459.00	EXTERMINATING - MOSQUITO	\$402.80	COMMUNITY EVENTS	\$71.95
BANK - INTEREST	\$597.17	EXTERMINATING - PEST	\$115.00	TOTAL	\$396.95
CLUBHOUSE RENTAL	\$350.00	LAWN CARE	\$2,700.00		
TOTAL	\$1,556.34	MANAGEMENT	\$3,025.00	UTILITIES	
		POOL SERVICE	\$1,010.00	ELECTRICITY	\$1,032.78
ADMINISTRATIVE		SIGN MAINTENANCE	\$90.00	GAS	\$31.45
CERTIFIED LETTERS	\$135.00	TRASH	\$61.37	TELEPHONE	\$104.56
COPIES	\$490.09	WEBSITE	\$90.00	WATER/SEWER	\$1,881.83
LEGAL - CORPORATION	\$22.00	TOTAL	\$8,204.17	TOTAL	\$3,050.62
LEGAL - INDIVIDUAL	\$683.00				
MINUTES	\$100.00	MAINTENANCE			
OFFICE	\$626.70	CLUBHOUSE	\$1,538.82	TOTAL EXPENSE	\$19,362.97
POSTAGE	\$408.50	POOL	\$3,367.50		
TAXES - PROPERTY	\$339.62	TOTAL	\$4,906.32	TOTAL CASH IN ACCOUNTS	\$981,583.84
TOTAL	\$2,804.91				

REMEMBER TO GET ACC APPROVAL BEFORE MAKING IMPROVEMENTS!!!

A lot of homeowners are making changes to their homes without getting ACC approval before making changes. Everyone who bought and/or owns a home in Barrington Place HOA agreed to get ACC approval before making changes whether they know it or not. This is spelled out in the Declarations and in the ACC Guidelines which are recorded in the local property records. Failing to get ACC approval in advance is oftentimes accompanied by the failure to get necessary City permits. Permits usually are needed for reroofing, changing siding, driveway repairs or replacement, foundations repairs, swimming pools, additions, remodels, and outdoor kitchens, patios and patio covers. Permits may also be necessary for water heater replacement, air conditioner replacement, heater replacements, air conditioning ductwork, any electrical circuit work, electrical panel replacements, water line replacements and water softeners. See <https://www.sugarlandtx.gov>. Several homeowners have had to tear down and remove the improvements since City permits were not obtained. While many homeowners submit ACC forms and receive ACC approval before starting work there are some who do not. Sometimes the work is acceptable, and conforms to community standards and the ACC grants approval after the fact. However, the ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvements at the cost and expense of the owner. The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <http://barringtonplace.net> under the committees tab. Forms can also be requested in person from MASC Austin Properties at 945 Eldridge Road, Sugar Land, Texas 77478, Monday thru Friday, 9AM to 5PM, during normal workdays. Forms can also be mailed to the Homeowner upon request. (<http://www.barringtonplace.sites.townsq.io>)

The phone number for MASC Austin Properties is 713-776-1771 and the fax number is 713-776-1777. Forms can also be requested by email by contacting the ACC Coordinator, Brittany Austin at bwigley@mascapi.com. There is no cost charged to the Homeowner for submitting and review of the BP ACC Form.



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

15 MINUTE FALL CHILI RECIPE!

This is a great fall recipe that takes only 15 minutes to prepare. After that, let this simmering dish heat up your home with warm, hearty aromas.

Ingredients:

- 1 tbsp olive oil
- 2 bell peppers, diced
- 1 yellow onion, chopped
- 2 stalks celery, chopped
- 2 cups of vegetable broth
- 3 cloves of minced garlic
- 1 28-ounce can of diced tomatoes (fire-roasted are best)
- 1 tsp of paprika
- 1 tsp cumin
- Salt to taste
- Black pepper to taste
- 1 12-ounce bottle of beer (recommended varieties include XX and Modelo)
- 1 15 ounce can of black beans, drained and rinsed
- 1 15 ounce can of pinto beans, drained and rinsed
- Lime wedges (to squeeze into the chili while eating)

Directions:

- 1) In a large pot, heat the oil. Add peppers, onions and celery. Cook until softened. Add garlic, chili powder, paprika, cumin and sauté for 2 to 3 more minutes. Season with salt and pepper to taste.
- 2) Add beer and cook until it has reduced by half, roughly 6 to 8 minutes, stirring occasionally. Add black beans, pinto beans, tomatoes and vegetable broth. Stir while bringing to a boil, and then reduce to a simmer. Cook until slightly reduced, about 20 to 25 minutes.
- 3) Serve with lime wedges, avocado, sour cream and cheese as topping choices.

