

Barrington Place

BANNER

JAN. 2020

BOARD UPDATE

This year's Weenie Roast will be bigger than ever with the grand opening of our new Splash Pad Area! We are so excited to show the neighborhood this new amenity to our community. Come join the fun!



The Annual Easter Egg Hunt at Slockett Park

Barrington Place HOA's Annual Easter Egg Hunt will be on April 11th starting at 11:00am at Slockett Park located at 12821 Nantucket Dr, Sugar Land, TX

77478. There will be over 1500 eggs to find, along with a few special prize eggs filled with a chance to win one of the many Easter Baskets or gift cards. The Easter Bunny will also be making a special appearance and handing out lots of toys and candy! Don't forget to bring your Easter basket to collect as many eggs as you can find! As always, volunteers are welcomed to help make this a fun event for everyone. Please call MASC Austin Properties, Inc. at 713-776-1771 or email (jfigueroa@mascap.com) to sign up!

2020 Pool ID Card registration

Registration will be at the clubhouse during our Annual Weenie Roast party on May 16th, 2020 from 1pm-4pm. We have scheduled May 30th as the rain date just in case. Please remember that you will be required to update your pool ID card if the picture is outdated. Replacement charge for a pool ID card is \$1.50 each. If you miss pool registration at the Weenie Roast, you can still come by MASC Austin Properties, Inc. offices at 945 Eldridge Road Sugar Land, TX 77478 and register on the following dates:

- Wednesday- May 27, 2020 from 5pm-7pm
- Friday- May 29, 2020 from 9am-7pm
- Wednesday- June 3, 2020 from 5pm-7pm
- Saturday - June 6, 2020 from 10am-3pm

If you have any further questions, please contact MASC Austin Properties Inc. at 713-776-1771.

Weenie Roast and Grand Opening of Splash Pad

This year's Weenie Roast will be bigger than ever with the grand opening of our new Splash Pad Area! We are so excited to show the neighborhood this new amenity to our community. Make sure to mark your calendar to come celebrate with us on May 16th, 2020 from 1pm-4pm. We have scheduled May 30th as the rain date just in case. More details will be in the March edition of the Banner.

2020 HOA Assessment is past due

The 2020 annual assessment was due on January 1, 2020. All past due accounts will now 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.

- Any account which reflects an outstanding balance prior to 2020 that is not paid in full by January 31, 2020, will not be eligible to receive the discount.
- Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the enclosed invoice.

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. You can make a payment online at www.barringtonplace.net; just click the PAY YOUR ASSESSMENT link. If you need to make payment arrangements, please contact Celina DeLeon at MASC Austin Properties, Inc. at 713-776-1771 for more information

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CURB NUMBER ADDRESS / CURB REPAIRS

By having a visible curb address, fire, police, and emergency vehicles save precious seconds in finding the correct address and that may save a life and/or stop a fire from spreading.

We have finished all phases of the curb painting project in the neighborhood. Please call MASC Austin Properties, Inc. if your curb was not painted.

As a reminder, the City of Sugar Land maintains the curbs and will make repairs to cracked and/or broken curbs. The management company is providing a list of damaged areas to the City, but have been advised the owner will need to make the repair request through 311 (see below). Please contact 311 to report any curb damage in front of your home. The City of Sugar Land will not repair the curb area in the apron of the driveway. This area is the responsibility of the homeowner.



Should a curb number be removed or damaged during any curb repair, please call MASC Austin Properties, Inc. at 713-776-1771 or email Angela Connell at aconnell@mascapi.com so that we can have the curb number repainted.

Reminder About The City Of Sugar Land's 311 Program

311 is a single, one-stop point of contact designed to make it easier for residents to know who to contact for assistance with non-emergency, city-related questions, and requests for services and also provides the ability for residents to track the progress of their requests.

311 is staffed by customer service ambassadors who are trained in customer service and are equipped with a comprehensive knowledge of city services. The ambassadors aim to identify the best way to assist with general questions or service requests during residents' first interaction with the city.

311 is the result of the city's customer service strategic project that began in 2013 and tasked city staff members from across the city organization with analyzing the city's customer service practices, as well as industry best practices. The effort led to a recommendation that the city create the 311 Contact Center to focus on continuous improvement of the city's customer service delivery.

For more details, please visit:

www.sugarlandtx.gov/1590/311-Sugar-Land

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

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

Angela Connell,
Property Manager
aconnell@mascapi.com

BOARD OF DIRECTORS

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COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

2020 ANNUAL ASSESSMENT INFORMATION

ASSESSMENT AMOUNT:	\$750.00
DISCOUNT:	\$400.00-
DISCOUNTED ASSESSMENT AMOUNT:	\$350.00

CRITERIA FOR RECEIVING THE DISCOUNT:

To receive the **\$400.00** discount, you must comply with the following: **NO EXCEPTIONS WILL BE GRANTED!**

1. Payment of the entire Discounted Assessment Amount (\$350.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2020. An envelope post marked January 31, 2020 does not constitute receipt of payment.

2. Payment plans are available - Three installments may be made: 1) November of 2019, 2) December of 2019, and 3) January of 2020. A total of \$350.00 must be paid in full and received on or before January 31, 2020. **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 2020 that is not paid in full by January 31, 2020 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 receive.

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. We offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit the association's website at www.barringtonplace.net.

The 2020 annual assessment is due on January 1, 2020, and is late on February 1, 2020. 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.

LANDSCAPE IMPROVEMENTS COMPLETED!



Landscaping improvements at the entrances have been completed! We hope all our homeowners are happy with the improvements and we will continue to work diligently to finish the pool and clubhouse area this year.

HOUSE WATCH PROGRAM

The City of Sugar Land's House Watch Program is designed to provide Sugar Land homeowners a means of having their residence checked periodically by an officer when they are away from home on vacation or an extended weekend.

In order for a residence to be placed on a house watch, the following criteria should be met:

- Your house must be located within Sugar Land city limits
- The residence must be vacated for more than 72 hours
- No other people may be going into or around the residence while it is unoccupied
- The occupant must have established residency at the location
- The residence may not remain on the watch for more than three weeks

The program is intended to be a deterrent to illegal entry of the residence. It is a good crime prevention tool. The department cannot, however, place homes which are vacant or are subject to be shown by a real estate agent on house watch.

In order to participate in the program, the homeowner needs to either stop by the Police Department or complete an online form at www.sugarlandtx.gov.

FIRE PREVENTION AND SAFETY CHECKLIST

1. Is your heating system in proper working order and inspected for dangerous leaks yearly?
2. Is there ample air circulation around appliances that are likely to overheat?
3. Any overloaded circuits, long extension cords runs, too many devices plugged unto one outlet?
4. Fireplaces, chimney free of dangerous build ups that could catch on fire?
5. Protective grate in front of fireplace to prevent sparks, hot logs from rolling into room?
6. Kitchen oven hood clear of greasy build-up that could cause a fire?
7. Smoke detectors installed on each level and tested weekly?
8. Smoke detector batteries replaced every 12 months or less?
9. Working fire extinguisher in kitchen, basement, garage, auto?
10. All family members sleep with bedroom door closed to prevent spread of fire, smoke?
11. All family members practice fire drill, know escape route, designated meeting place to go outside?
12. Children know how to use phone to get help in an emergency?



HOW TO PROPERLY DISPOSE OF AN APPLIANCE

Appliances containing refrigerants (freezers, refrigerators, air conditioning units) must have the freon removed prior to being collected curbside. Appliances are collected once a month on the bulky waste day. A licensed professional must tag the appliance stating it is free of refrigerants.

City of Sugar Land residents also have the option of taking uncertified appliances to the Fort Bend County Recycling Center located in Rosenberg where they are accepted for a \$10 charge. Appliance stores will also typically take old appliances with the purchase of new ones.



BARRINGTON PLACE INCOME/EXPENSES - NOVEMBER 2019

<u>INCOME</u>		<u>ADMINISTRATIVE</u>		<u>UTILITIES</u>	
BANK INTEREST	\$221.83	CERTIFIED DEMAND LETTERS	\$315.00	ELECTRIC	\$873.34
CLUBHOUSE RENTALS	\$200.00	LEGAL- CORPORATE	\$0.00	GAS	\$23.12
CERTIFIED LETTERS	\$0.00	LEGAL- INDIVIDUAL	\$214.50	TELEPHONE	\$140.72
HOMEOWNERS SELF HELP	\$0.00	MINUTES	\$75.00	WATER/SEWER	\$707.73
INTEREST-HOMEOWNERS	\$74.99	OFFICE EXPENSE	\$582.52	TOTAL	\$1,744.91
LEGAL FEES	\$2,773.29	PRINTING	\$451.45		
NEWSLETTER ADS	\$150.00	POSTAGE	\$311.90	<u>MAINTENANCE</u>	
POOL TAG INCOME	\$0.00	STORAGE	\$0.00	CLUBHOUSE MAINTENANCE	\$0.00
WATER REIMBURSEMENT (CoSL)	\$0.00	TAXES	\$333.18	HOMEOWNERS SELF HELP	\$0.00
TOTAL	\$3,420.11	TOTAL	\$2,283.55	IRRIGATION	\$490.00
				ENTRANCE	\$190.00
<u>COMMITTEE</u>		<u>CONTRACT</u>		LANDSCAPE IMPROVEMENTS	\$21,035.00
BEAUTIFICATION	\$125.00	CLUBHOUSE CLEANING	\$750.00	POOL REPAIRS	\$380.00
COMMUNICATION	\$1,600.00	EXTERMINATION	\$0.00	SIGNS	\$0.00
PARK	\$0.00	LAWN CARE	\$984.76	TOTAL	\$22,095.00
RECREATION	\$0.00	MANAGEMENT	\$2,750.00		
TOTAL	\$1,725.00	MOSQUITO FOGGING	\$360.00	TOTAL EXPENSE	\$80,512.88
		POOL MONITORS	\$0.00	TOTAL CASH IN ACCOUNTS	\$767,449.46
<u>CAPITAL REPAIRS</u>		POOL SERVICE	\$809.32		
POOL	\$46,966.89	TRASH PICK-UP	\$43.45		
TOTAL	\$46,966.89	TOTAL	\$5,697.53		

HOLIDAY DECORATING CONTEST

WINNERS!



Section 1 - 12823 Newberry St.



Section 2 - 2402 Manorwood St.



Section 3 - 2019 Summerfield Place



Section 4 - 13118 Nantucket Dr.



Additional winner - 12710 Newberry St.

HONORABLE MENTIONS!



Section 1 - 2118 Barrington Place



Section 2 - 2126 Endicott



Section 3 - 12823 Waybridge



Section 4/5 - 2407 Collingsfield

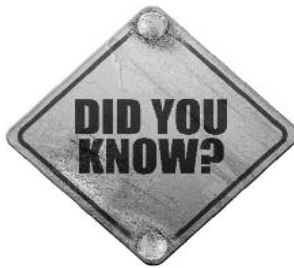
HOW TO AVOID BECOMING A VICTIM OF A SCAM

Con artists rob all kinds of people - from investment counselors and doctors to teenagers and elderly widows - of billions every year. It's up to you to say no.

It's not always easy to spot con artists. They're smart, extremely persuasive, and aggressive. They invade your home through the telephone and the mails, advertise in reputable newspapers and magazines, and come to your door. Most people think they're too smart to fall for a scam. But con artists rob all kinds of people - from investment counselors and doctors to teenagers and elderly widows - of billions every year. It's up to you to say no. Use common sense, and learn about new and old scams.

Anyone with a phone has probably talked to a con artist - someone promoting no-risk investments, offering contest prizes, or asking for donations to a familiar sounding charity. These swindlers steal credit and phone card numbers, promote bogus services such as job searches and loans, and sell all types of investments - land, gold, stocks, oil and gas leases, rare coins, and stamps.

- If a caller asks for your credit card number to verify a free vacation or other gift, hang up. They'll use your number to charge purchases by phone.
- Make sure you know the charges before calling a 900 number. 800 numbers are free, 900 numbers aren't.
- Be very suspicious if you receive a collect phone call from someone who says he's a law enforcement officer with emergency information about a family member and requests your phone card number to charge the call. Variations include a



telephone company investigator checking a system failure or a Federal Communication Commission official investigating a complaint.

- Ask for a financial report if a caller requests a charitable donation. Reputable charities will always send this information if you ask.
- Never make an investment with a stranger over the telephone.

QUICK TIPS

- Don't let greed overcome common sense.
- Never reveal the numbers of your credit and phone cards, Social Security, or bank account numbers to verify a contest prize, low-cost vacation, or other fabulous offers.
- Be wary of high pressure sales; demands for "cash only"; pressure for quick decisions; secret deals; no-risk, high-yield investments

Remember the golden rule, if it sounds too good to be true..it probably is!

THE FUTURE OF RECYCLING

The recycling market is changing. Historically, recycling programs around the country would use the sale of recycled materials to offset collection and processing costs. This allowed for the establishment of low-cost recycling programs. Over the last two years, the recycling market has seen a significant decline in the value of recycled goods due to several factors. These include: new international regulations, stricter contamination rate standards and poor recycling practices. In response, Sugar Land is increasing educational efforts in order to help the public better understand current market issues and the effect that the new regulations have on processing recycled material. For more information, visit: www.sugarlandtx.gov.



TRASH REMINDER:

Please do not put trash out before 6:00 PM on the night before the scheduled pickup day. Trash cans must be stored out of public view. Also, do not place large boxes (tv's, game systems, stereos, etc.) out for trash, except on heavy trash day, the first Monday of each month. Criminals look for these items. Heavy trash day is the 1st Monday of the month.

CLASSIFIEDS



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 Apartment Leasing • Sales
 Residential & Commercial Realtor

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 ajsharif@yahoo.com


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Anna Ye with RE/MAX Fine Properties

NEWSLETTER ADVERTISING

Ad rates:
Business card: \$20/month; \$100/ 6 months
Quarter page - \$35/month; \$175/ 6 months
(Six-month ads receive one free month)

Make checks payable to the BPHOA and send camera-ready ad copy (additional charge for layout if ad is not camera ready) with full payment by the 15th of each month to: c/o Prepared Publications, Inc. PO Box 2191 Missouri City TX 77459. For further information concerning ads, please email info@preparedpublications.com

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

PRSR STD
US POSTAGE
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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

ELECTRICAL SAFETY

Each year in North America, hundreds of people die and thousands more are injured in accidents involving electrical fires or shocks. Most of these incidents can be prevented by following simple electrical-safety rules:

- Never overload electrical outlets, and use only one appliance per extension cord.
- Maintain all electrical cords. Replace any cord that is cracked, frayed or otherwise damaged. Also, replace cords that become hot when in use.
- Never allow an electrical cord to become crimped against walls or furniture.
- Don't run extension cords under rugs or across doorways, and never hang them over nails. This may cause the insulation to deteriorate, exposing a wire that can cause a fire or electric shock.
- Have a professional electrician replace old or damaged outlets with modern, three-wired, polarized receptacles. Proper grounding is essential to minimize fire and shock hazards.
- Plugs should match outlets. Three-pronged plugs require three-wired receptacles or a properly grounded adapter. Polarized plugs with one prong wider than the other require polarized receptacles.

PLANNED UTILITY INCREASES SET FOR JANUARY 1ST

Rate increases approved by City Council in September will appear on January water bills -- resulting in an increase to residents of approximately \$5 per month, depending on water usage.

The city's utility system is self-supporting, and no property taxes are spent on the system. Sugar Land has not increased surface water rates since 2014, and water and wastewater rates have not increased since 2011. A 5 percent rate increase for water and wastewater and 10 percent for surface water were approved through the fee ordinance.

The requirement to convert 60 percent of total water demand to alternative or non-groundwater supplies by 2025 is an unfunded mandate of the Fort Bend Subsidence District Regulatory Plan. The city formed the Integrated Water Resource Plan (IWRP) Citizen Task Force in 2017 to identify the most appropriate ways to meet the mandate that best fit the Sugar Land community's vision for the future. This led to City Council's approval of the IWRP this year. Residential water is billed with a monthly service charge plus volumetric charges based on water used. Wastewater is billed with a monthly service charge plus volume based on the winter average - - calculated based on water usage from the most recent February and March bills. More information at www.sugarlandtx.gov.