

# Sugar Mill Connections

ISSUE

47

Aug.  
2017

## Meetings

Meetings are held at:  
Sugar Land First United  
Methodist Church  
431 Eldridge Road  
Sugar Land, TX.

Architectural Control  
Committee Meetings are  
held the 2nd Tuesday  
each month in Room 608  
at 7:00PM.

Lake Committee Meetings  
are held the second  
Tuesday of each month in  
room 600 at 6:30PM.

Landscape Committee  
Meetings are held the  
second Monday of each  
month in room 608 at  
7:00PM.

Pool Committee Meetings  
are held the second  
Tuesday of each month in  
room 600 at  
7:30PM.

Board of Directors  
Meetings are held the  
third Monday of each  
month in room 600,  
(unless otherwise noted)  
at 7:00PM.

For more information,  
please contact Terri Salter  
at MASC Austin  
Properties, Inc. at:  
(713) 776-1771 or  
tsalter@mascapi.com.

### Pool Party Reminders:

#### Movie Night – 7th Street Pool

August 18 @ 8pm - See a family friendly movie with popcorn, snacks, and glow sticks!

#### End of Year Party – 7th Street Pool

Sept. 3 @ 1pm – Play in the pool and celebrate the end of the 7th Street Pool season!

#### End of Year Party – Lake Center Pool

Sept. 4 @ 11am - Celebrate the end of summer with snow cones. New hours start in Sept.

We had 145 people at the Lake Center Movie night in July and only 5 volunteers. If you have an hour to volunteer for one of these parties, we would greatly appreciate the help so we may continue to offer these fun events!!

<b>Lake Center Aug Hours:</b>	<b>9am-8pm Mon, Wed, Fri, Sat, Sun</b>
<b>7th Street Aug Hours:</b>	<b>9am-8pm Tues, Thurs, Sat, Sun</b>
<b>Lake Center Sept Hours:</b>	<b>4pm-8pm Tues - Fri, 9am-8pm Sat &amp; Sun</b>
<b>7th Street Sept Hours:</b>	<b>Closed for season, after Sept. 3rd party</b>

**Pool ID's:** 2017 Pool ID's required for entry.

<b>Guest Policy:</b>	6 guests per household with a valid pool ID card.
<b>Private pool parties:</b>	Joanna Figueroa at JFigueroa@mascapi.com.
<b>Pool tag registration:</b>	Veronica Navarrete VNavarrete@mascapi.com.
<b>Questions/concerns:</b>	For either pool email sugarmillpool@gmail.com.



**New Pool Sign In Procedures:** It is sometimes difficult to sign in at the pool with a baby on one hip and a diaper bag on the other. So we have modified the pool sign in policy. A lifeguard will greet you at the pool entrance. Please hand the lifeguard your pool tags, and he/she will record the pertinent information onto the sign in sheet for you. You will then sign it and receive your Pool tags back. If multiple families arrive at once, the lifeguard will collect everyone's pool tags, allow you entrance, transfer all your info onto the sign in sheet (name, address, phone, etc), and then he/she will find you at the pool area so you can sign the sheet and get your pool tags back. This will also ensure that we have sufficient contact information for emergency situations, and make your entry into the pool area a little easier.

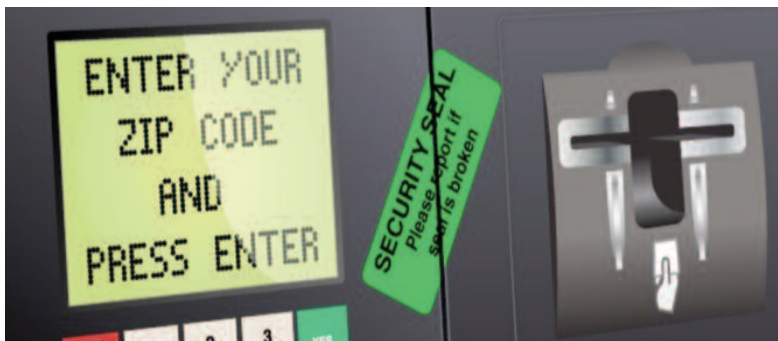
**National Night Out** will be on Tuesday, October 3rd.

**No swimming or jumping in the lake!** This rule is for your own safety and it is a deed restriction. There are construction materials and other underwater hazards in the lake that could be dangerous. Even a submerged palm frond could slice your skin.

**Stay Informed! Emergency Notification System** - Hurricane season is here! Provide the City with your contact information to ensure you receive urgent alerts. Visit the following City website to register to be contacted via telephone, email, text or devices for the hearing and speech impaired:  
<http://www.sugarlandtx.gov/index.aspx?nid=718>. You will receive alerts such as: Emergencies, Changes in solid waste schedules, Scheduled or Anticipated Power Outages, Anticipated Water or Sewer Interruptions, Scheduled Road Closure, etc.

**Avoid skimmers at the pump:** Skimmers are illegal card readers attached to payment terminals — like gas pumps — that grab data off a credit or debit card’s magnetic stripe without your knowledge. Criminals sell the stolen data or use it to buy things online. You won’t know your information has been stolen until you get your statement or an overdraft notice. Skimmers are nothing new, but technology has made them smaller and harder to find. There are two types of skimmers – internal and external. For external skimmers, take a good look at the card reader. Does it look different than other readers at the station? For example, look at the card reader photo below. The one on the right has a skimmer attached; the reader on the left doesn’t. External skimmers are installed over an existing keypad or card reader. There are some tell-tale signs that an external skimmer has been installed:

- Check to see if the keypad is raised by running your fingernail along the edge. A skimmer is also likely to be loosely installed and will wiggle.
- Also look at the weathering of the keypad. Most fuel dispensers get weathered because of the elements and a new keypad on a weathered dispenser should be a warning sign.
- Check the top right front of the machine for tiny keyhole cameras that are recording your debit pin numbers as you enter them onto the keypad.



Internal skimmer devices are installed by opening the dispenser door and inserting a skimmer. Look to see if the dispenser door appears to have been forced open. In some cases, the door does not align properly or has unusual scraping or wear around the edges.

If you suspect the machine has been tampered with, alert the attendant, and if one is not available, call the police. Make sure the gas pump panel is closed and doesn’t show signs of tampering.

Many stations now put security seals over the cabinet panel. This is part of a voluntary program by the industry to thwart gas pump tampering. If the pump panel is opened, the label will read "void," which means the machine has been tampered with, or the Security Seal will be broken.

Be safe and be on the lookout for this scam!

## ATM Skimming

Skimming is an illegal activity that involves the installation of a device, usually undetectable by ATM users, that secretly records bank account data when the user inserts an ATM card into the machine. Criminals can then encode the stolen data onto a blank card and use it to loot the customer’s bank account.

- 1 Hidden camera**  
A concealed camera is typically used in conjunction with the skimming device in order to record customers typing their PIN into the ATM keypad. Cameras are usually concealed somewhere on the front of the ATM—in this example, just above the screen in a phony ATM part—or somewhere nearby (like a light fixture).
- 2 Skimmer**  
The skimmer, which looks very similar to the original card reader in color and texture, fits right over the card reader—the original card reader is usually concave in shape (curving inward), while the skimmer is more convex (curving outward). As customers insert their ATM card, bank account information on the card is “skimmed,” or stolen, and usually stored on some type of electronic device.
- 3 Keypad overlay**  
The use of a keypad overlay—placed directly on top of the factory-installed keypad—is a fairly new technique that takes the place of a concealed camera. Instead of visually recording users punching in their PINs, circuitry inside the phony keypad stores the actual keystrokes.





# Marion's Fishing Corner

## Misty Lake habitat improvement project complete

As we discussed some time ago, the Lake Committee has set goals that we hope to accomplish each year. One of these major goals has been the enhancement of the lake's ability to provide good habitat for a healthy gamefish and baitfish population. The total lack of any type of vegetation in the lake has negatively affected the success rates of the spring spawn each year. The newly hatched fish have no place to hide, so many are quickly preyed upon by larger fish. But now, we hope that will no longer be the case.

I'm happy to report that with the much needed help and support of the Sugar Mill HOA, the habitat improvement project has been completed. The construction and purchase of 162 fish "structures" was approved and implemented. All of these structures have been strategically placed into the lake at 18 different locations covering all areas. After being submerged for a while, algae will begin to grow on the surfaces attracting small baitfish and also providing concealment for young gamefish each spring. The lake's ecosystem has needed this for a long time.

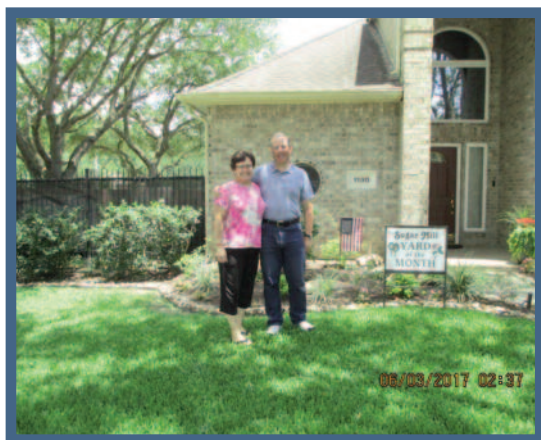


*Individual Fish Habitat Structure*

Our spawn survival rates should certainly increase and thereby improve the overall condition of the fish population. This investment in our lake now should pay dividends for us and for our children in years to come.

Please remember to catch and release, because a bass is far too valuable of a resource to catch just once. Good Luck, Marion. Article written by Marion Raska who has lived in Sugar Mill and fished on Misty Lake for over 24 years.

## Yard Of The Month Winners!



**June 2017 Yard of the Month  
Doug & Suzie Bacon at 1130 Morning Mist Ct.**

Doug & Suzie Bacon have lived in this home since 1994 and are the original owners. They have a lovely yard. They both appreciate the beautiful landscapes of other Sugar Mill homes and they love spending time together working in their gardens. Admittedly, since having a new 3,000 gallon fish pond installed in their rear yard, they have been spending most of their spare time water gardening and enjoying the cool breeze off of the lake on a hot summer's day!



**July 2017 Yard of the Month  
Robert & Dee Thierry at 13923 Emerald Forest Ct.**

Robert & Dee have lived in Sugar Mill for ten years and really enjoy the shade they get from all the trees on their property. It's such a peaceful yard with all the shade from the trees and the caladiums. It's hard to believe when you're in their front yard that it's the first of July and the temperature is in the 90's. It feels so... much cooler!

**As a thank you both couples received a \$25.00 gift certificate to Caldwell Nursery. Happy Gardening & I'll see you around the block! Your neighbor, Cheryl Swanson**

# Important Numbers

## Sugar Mill's Board of Directors:

Name	Position	Contact #	Email Address
Bill Cure	President	281-491-9536	bill.cure@gmail.com
Suzie Bacon	Vice President	281-733-9848	suzie77046@yahoo.com
CeAnne Ochel	Treasurer	281-565-0611	ceanneochel@gmail.com
Craig Hilburn	Secretary	713-292-3258	
Vacant	Assist. Secretary		

City Dispatch	281-275-2525
Police (Non-Emergency)	281-275-2020
Fire Department	281-275-2873
Police Department	281-275-2500
City Hall	281-275-2700
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Police (Emergency)	911
Sherriff's Department	281-341-4700
Crime Stoppers	281-342-8477
Kempner High School	281-634-2300
Sugar Land Middle School	281-634-3080
Sugar Mill Elementary	281-634-4440
Fort Bend ISD	281-634-1000
Animal Control	281-275-2364
Ask City	281-275-2489

MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, Texas 77478

Terri Salter  
Property Manager  
713-776-1771 / [TSalter@mascapi.com](mailto:TSalter@mascapi.com)



## Our Deed Restrictions and Guidelines Are Online

Get a copy of our deed restrictions and guidelines  
on the Sugar Mill HOA website at:  
<http://www.sugarmillhoa.net/>

## Noteable Notes:

**Mow and edge your lawn weekly during the growing season please!**

**Please join one of our committees** and help bring about positive change within Sugar Mill. If you have an interest in joining the ACC, Lake, Newsletter, Pool, or Landscape Committee, please contact Terri Salter at [tsalter@MASCAP.com](mailto:tsalter@MASCAP.com).

**Boat reminders:** Only 2 boats per household. Boat size may not exceed 14.6 feet long or 7.8 feet wide. Kayaks or canoes may not exceed 17 feet long and 48 inches wide. Boats must be clean and well maintained. Covers, canopies, and seats may not be ripped or torn. Boats must be properly drained at all times so they do not breed mosquitoes. Boats stored in the lake must be tied at both ends. Boats stored in the yard may not extend over bulkhead and may not be leaned up against a fence. Canoes may be stored on rack-type supports. Boats may never be stored in front yard or street. These are only some of the requirements. For a complete list, please visit the Sugar Mill website at [www.sugarmillhoa.net](http://www.sugarmillhoa.net).

**ACC Approvals:** Just a reminder that any changes or updates that you wish to perform to the outside of your home - paint, windows, landscaping, etc. needs prior approval by the Architectural Control Committee. Sugar Mill is a Deed Restricted Community and all of the Guidelines and Deed Restrictions can be found on our website at [www.sugarmillhoa.net](http://www.sugarmillhoa.net).

**Lawn bags at curb:** Just a reminder that green waste pickup is on Mondays. You may not permit your lawn service provider to leave lawn and yard waste on the curb prior to Sunday night at 7pm. Please help keep Sugar Mill beautiful!!

**Jess Pirtle Blvd:** Have you ever wondered how this street got its name? Jess Pirtle was an engineer and a surveyor for the Sugarland Industries. He was elected to the first city council of Sugar Land in 1959. He was a supervisor of the Fort Bend County Coastal Plains Soil Conservation District in the early 1940's. And there you have it!



# DOGGONE IT CALL VICKI



*If you are Buying or Selling in Sugar Mill  
Call Vicki Haislup at 281-844-0093 or  
send email to [vickih@waynemurray.net](mailto:vickih@waynemurray.net).*

*Dogs are special to Vicki. Sell your home with Vicki and  
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## BACK TO SCHOOL TIPS!

1. Give your tween peace of mind with an extra pouch of essentials in their backpack including stain remover, a pen, and chapstick.
2. Lay out clothes for the week. Let kids choose what to wear ahead of time to avoid last-minute indecision stress.
3. Stash sandwich essentials together. Whip up the kids' sammies in a flash by storing deli meats, cheeses and spreads in a special fridge spot. Add pre-portioned fruits and veggies (divvied up on the weekend or the night before) for a faster grab-and-go station.

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# Children's Haven

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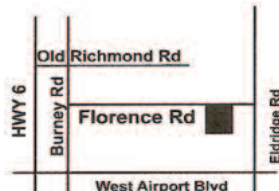
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For more information:

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[swimlessons@aquatiko-pools.com](mailto:swimlessons@aquatiko-pools.com)



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## LENORA "SISSIE" GOFF REALTOR

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But, I still love and am actively involved in Sugar Mill. When you're thinking of selling your home, let's talk.



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## Merry MINISTRIES

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Tuesday evenings 6:30 PM and

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## MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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**SAFER SELLING.** You've decided to sell your home and naturally you want to sell it quickly, profitably and smoothly. To maximize your success, here are four common and costly mistakes to avoid when selling your home.

**MISTAKE #1:** Overlooking repairs. Making repairs before selling is a must. These include electrical issues, water damage, rotten or chipped flooring, or a leaky roof. Consider getting a pre-inspection to uncover necessary repairs that might spook buyers and cause them to lower their offer or back out of the deal. **MISTAKE #2:** Overpricing your home. Buyers are going to compare a sale price to other homes in the area, so your home should be priced competitively. Make sure your REALTOR® provides a compar-

ative market analysis to help establish a competitive price and has their own system for helping you price your home. **MISTAKE #3:** The wrong attitude. This includes both patience and setting expectations too high. Not every prospective buyer will submit a bid—some are just window-shopping or are interested in a nearby home. Remembering that browsers are part of the home-selling process will help keep disappointment at bay. **MISTAKE #4:** Poor staging. Both a cluttered home and an empty home will be unappealing to buyers, so proper staging and curb appeal are important. A majority of buyers are shopping for homes online these days, so consider bringing in professional staging and photography services.




**Martha N. Lusk, CRS, ASP**  
Accredited Staging Professional  
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*Sugar Mill Specialist and Waterfront Specialist*