

Barrington Place

BANNER

JUNE 2020

BOARD UPDATE

Just as a reminder, if you are making any type of improvement to the exterior of your home, you must first submit an Architectural Improvement request form to MASC Austin Properties before starting the work.



Splash Pad Update

The Board wants to share their regret in not being able to open our pool this year and celebrate the construction of the new splash pad and pool renovation project which is scheduled to be completed mid-June. We will continue to update you on the progress of the project and look forward to when we will celebrate this new addition with the community.

A reminder to all homeowners to be careful when walking in this area and not go near the construction areas. Safety is a priority!

2020 Pool Season & Pool Registration

Your Barrington Place HOA Board has had to make an extremely hard decision regarding the 2020 pool season. After review and careful consideration, the Board has agreed that opening the pool under the current Covid-19 conditions is not feasible for the community. The Board understands the pool is a very big part of our community, however, the need to manage the facility safely for our residents is the highest priority. Challenges that have contributed to this decision have included management of minimized capacity restrictions, social distancing enforcement, sanitation protocols, restricted use of the diving board and splash pad, registration and sign in process and liability concerns related to Covid-19.

Submit An Improvement Request Form Before Starting An Improvement

We have noticed that many homeowners are taking advantage of this time to make improvements to their home. Just as a reminder, if you are making any type of improvement to the

exterior of your home, you must first submit an Architectural Improvement request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence.) You can find the required form on our website at www.barringtonplace.net on the right hand side of the page under DOCUMENTS- All Policies, Rules, Etc. Please make sure to submit the form with the necessary information and samples for a quicker response. We are receiving several applications and processing them as quickly as possible to avoid delays in the work being done.

2020 Assessment Payment Reminder

The annual assessments were due on January 1, 2020. They are considered late after January 31, 2020. All past due accounts will be assessed interest in the amount of 10% per annum until paid in full.

We encourage all owners to submit payment for any outstanding assessment balances. Collection notices will be sent to all owners with an account balance in the coming weeks. If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Celina Deleon in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email cdeleon@mascap.com to make payment arrangements if you haven't paid your 2020 annual assessments.

Make sure to sign up for the new TownSq app to manage your account and pay online. 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.

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YARD OF THE MONTH

Spring is turning into Summer! Our Yard of the Month contest has begun and will continue through September. One home will be chosen every month and will be awarded with a Yard of the Month sign placed in their front lawn all month long, as well as receive a \$25.00 Home Depot gift card.

Each winning home 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 be eligible to win the Yard of the Month contest.

We are always so excited to host the Yard of the Month contest in our neighborhood! Even though we are a small community, we have lots of participation and sometimes it is hard to choose just one lawn!

Barrington Place HOA encourages all residents to take pride in their home and neighborhood and maintain their yard in such a way that they enhance the overall curb appeal of the entire community.

Make sure to not keep the Yard of the Month sign! It will be picked up at the end of the month to be placed on the following month's winner's lawn.

APRIL YOTM WINNERS

- Section 1 - 2414 Barrington Place Drive
- Section 2 - 2315 Manorwood Street
- Section 3 - 12918 Community Court
- Section 4 & 5 - 13138 Georgetown Drive

MAY YOTM WINNERS

- Section 1 - 2415 Barrington Place
- Section 2 - 13310 Nantucket
- Section 3 - 1906 Northcliff
- Section 4&5 - 2411 Hartman

SPRING & SUMMERTIME MAINTENANCE ON YOUR HOME

Take advantage of this beautiful weather to get on a schedule to do some spring and summertime maintenance and avoid getting one of those deed restriction violation letters in the mail.

To prevent that, here are a few reminders:

- Clean out gutters and downspouts from leaves and debris
- Repair & secure any loose gutters
- Pressure wash or remove mildew from the exterior of your home and fence
- Repair any siding or damage caused by small critters
- Mailboxes need to be straightened, cleaned and painted
- House and curb numbers need to be visible
- Repair any loose pickets or replace any missing pickets

We ask everyone to do their part to keep our neighborhood beautiful.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
 MASC Austin Properties, Inc.
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 Sugar Land, TX 77478
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 www.mascapi.com

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 Property Manager
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COMMUNITY WEBSITE:
 WWW.BARRINGTONPLACE.NET

API COVID-19 RESPONSE UPDATE

In response to the recent and ever-changing orders relating to the spread of Coronavirus (COVID-19), MASC Austin Properties, Inc. would like to offer the following information regarding decisions made to adhere to these changes and plans/recommendations being considered for the upcoming months.

Management Office

- In order to maintain management responsibilities to our communities, office staff has been minimized to allow for proper distancing and sanitization protocols. All other staff has been and will continue to work remotely until authorized to return to the office.
- Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.

Community Inspections

- Community inspections have been conducted in the community weekly with following items addressed: unapproved improvements, self-help work orders, certified demand letters for (severe) lawn maintenance and other self-help violations, along with case-by-case issues found on inspection. Routine monthly inspections will resume this month with notices sent to owners for noted violations/concerns. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

As the “Re-opening” of our City, County, State and Country appears to be contingent on several staging requirements and several levels of authorization, we are making the below considerations and recommendations:

Suspension of Board Meetings

- Until restrictions are amended to allow group gatherings, in-person Board meetings have been suspended.
- Any necessary Board meetings will be held by teleconference. Notice of any teleconference Board meetings will be posted to the website, sent as an email blast and posted on the TownSq app. The meeting notice will include information necessary for owners to participate in the teleconference meeting.

Suspension of Annual Meetings

- Under the recommendations received by the association attorney, annual meetings should be suspended until the appropriate authorities deem it safe for people to meet in large groups again.
- It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to non-profit corporations and POA's.
- Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

Closure of Common Areas

- Common area playgrounds continue to be closed until proper authorities deem it safe to re-open.
- Clubhouse usage has been suspended until further notice.

Suspension of Community Event Attendance

- All community events have been suspended until further notice.

We will continue to monitor this situation and keep you informed of any changes. Please contact us if you have any questions or concerns at 713-776-1771 or email at aconnell@mascapi.com.

COVID-19 LINKS

Barrington Place HOA encourages all homeowners to be up to date with the latest information regarding the COVID 19 epidemic. The public is encouraged to follow these COVID 19 websites and social platforms for ongoing updates. For accurate and reliable information, please be sure to visit any of these online resources:

- Centers for Disease Control and Prevention <https://www.cdc.gov/>
- Texas Health and Human Services <https://dshs.texas.gov/>
- Fort Bend County Health & Human Services <https://www.fbchealth.org/>
- City of Sugar Land <http://www.sugarlandtx.gov/>

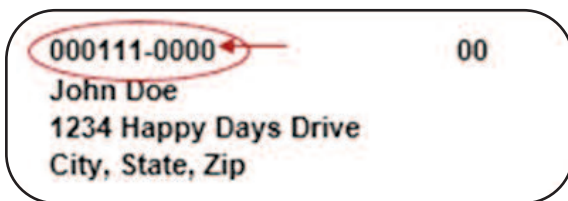
NEW TOWNSQ APP

MASC Austin Properties, Inc. is excited to announce the launch of 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.

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, use your account ID (located in the address area on the back page of this newsletter) 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 have any questions regarding this new process as we are excited to offer these new services to your community.



PLEASE PICK UP AFTER PETS

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!

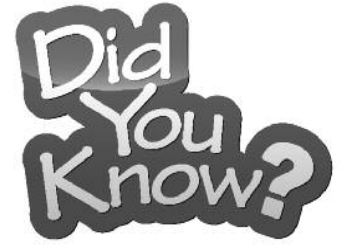


BARRINGTON PLACE INCOME/EXPENSES - APRIL 2020

<u>INCOME</u>		<u>ADMINISTRATIVE</u>		<u>UTILITIES</u>	
BANK INTEREST	\$69.54	BANK CHARGES	\$300.00	ELECTRIC	\$545.32
CLUBHOUSE RENTALS	\$0.00	CERTIFIED DEMAND LETTERS	\$720.00	GAS	\$22.43
CERTIFIED LETTERS	\$0.00	LEGAL- CORPORATE	\$0.00	TELEPHONE	\$69.63
HOMEOWNERS SELF HELP	\$108.32	LEGAL- INDIVIDUAL	\$978.00	WATER/SEWER	\$522.64
INTEREST-HOMEOWNERS	\$269.64	MINUTES	\$0.00	TOTAL	\$1,160.02
LEGAL FEES	\$0.00	OFFICE EXPENSE	\$537.29		
NEWSLETTER ADS	\$0.00	PRINTING	\$593.42	<u>MAINTENANCE</u>	
POOL TAG INCOME	\$0.00	POSTAGE	\$366.80	CLUBHOUSE MAINTENANCE	\$609.34
WATER REIMBURSEMENT (CoSL)	\$0.00	AUDIT/INCOME TAX RETURN	\$1,790.00	HOMEOWNERS SELF HELP	\$108.32
TOTAL	\$447.50	TAXES	\$0.00	IRRIGATION	\$0.00
		TOTAL	\$5,285.51	ENTRANCE	\$0.00
<u>COMMITTEE</u>		<u>CONTRACT</u>		LANDSCAPE IMPROVEMENTS	\$0.00
BEAUTIFICATION	\$500.00	CLUBHOUSE CLEANING	\$600.00	POOL REPAIRS	\$0.00
COMMUNICATION	\$0.00	EXTERMINATION	\$115.00	SIGNS	\$0.00
PARK	\$0.00	LAWN CARE	\$2,461.90	TOTAL	\$717.66
RECREATION	\$0.00	MANAGEMENT	\$2,750.00		
TOTAL	\$500.00	SIGN CONTRACT	\$90.00	TOTAL EXPENSE	\$77,478.46
<u>CAPITAL REPAIRS</u>		NEWSLETTER	\$75.00	TOTAL CASH IN ACCOUNTS	\$900,186.91
POOL	\$62,427.71	POOL MONITORS	\$0.00		
TOTAL	\$62,427.71	POOL SERVICE	\$1,250.00		
		TRASH PICK-UP	\$45.66		
		TOTAL	\$7,387.56		

KEEP OUR NEIGHBORHOOD'S STORM DRAINS CLEAN!

By City of Sugar Land ordinance, it is a violation to blow or sweep grass clippings, leaves and other yard waste into our storm drains. This includes "sweeping" grass and leaves into the street with leaf blowers as they eventually wash down the drain. Why is this a problem? Yard waste can block the flow of water and lead to flooding. Decomposing grass and leaves deplete the oxygen in the water which can stress fish and other aquatic life. Never place or allow anything to go down the storm drain. This includes cigarette butts, trash and even newspapers. Intentionally pouring paint, motor oil, antifreeze, pesticides, fertilizers, pet waste, litter, etc. into the street gutters or storm drains can affect the water quality of waterways and lakes, is dangerous to the environment and is **ILLEGAL**.



If you see anyone dumping any contaminants, yard clippings, leaves, etc. into the drain, please call the City of Sugar Land Stormwater Hotline at (281) 275-2450.

HOW TO LOWER YOUR ELECTRICITY BILL THIS SUMMER

Everyone wants some extra money, right? While changing your home air filters on a regular schedule won't drop a couple grand into your checking account, there are several benefits to doing so. It extends the life of your HVAC system while drastically improving the quality of the air in your home and it also saves money on your energy bill! U.S. Department of Energy estimates that changing your air filter on a regular schedule can save up to 15% on heating and cooling costs.

1. Set your thermostat on a schedule. This ensures your system is only running when it needs to be... No need to keep the house at 65 degrees during the day, when the whole family is at work and school.
2. Wrap your water heater with an insulating blanket and set the thermostat lower than 120 degrees Fahrenheit. The insulation will help keep its temperature constant and also ensure energy isn't wasted heating your water to a higher-than-necessary temperature.
3. Seal off drafts coming from exterior doors, windows and electrical outlets--even small amounts of cold air droughts coming in from outside can make your system work harder in order to keep you house warm.
4. Add timers or motion sensors to your lights, along with dimmers. This ensures you don't use wasted energy when you are not at home.
5. Shield your interior living spaces from the sun. By using thick curtains, blinds, or even tinted window film, you can reduce your cooling costs since the sun won't be warming up your living space. On the other hand, these efforts can help with insulating your home during the winter months!

Fort Bend County Sheriff's You Are Not Alone Program

The You Are Not Alone Program is a telephone reassurance program sponsored by the Fort Bend County Sheriff's Office for seniors or disabled citizens of Fort Bend County who live alone. Background checked volunteers make a call and a visit to the participant to check on their welfare. If for some reason they do not answer the telephone, they will try again at fifteen-minute intervals. If the telephone is still unanswered after three calls, they will first contact a Keyholder or contact FBC Dispatch, and a Deputy Sheriff or the participants' local police agency will be dispatched to their residence to check on their welfare. For more details, visit www.fortbendcountytx.gov.

WATER CONSERVATION IN THE HOME

Start in the bathroom

Did you know that about 75% of water used in the home is used in the bathroom? Look for ways to save water whenever possible. You'll help Texas and reduce your water bill as well.

- **Bathing:** Take a shower instead of a bath to save water. A short shower uses less water than a long one. A low-flow showerhead will save as much as 50% of the amount of water currently used, while still providing a refreshing, cleansing shower. Installing a low-flow showerhead is the single most effective conservation step that can be taken inside the home.
- **Toilet:** Standard toilets manufactured prior to the 1980s usually require 5-7 gallons per flush. Toilets sold during the '80s and early '90s use 3.5 gallons per flush. The greatest savings come from replacing your toilet with a 1.6 gallon model. Since 1992 in Texas and 1994 nationally, new toilets must use 1.6 gallons or less per flush.
- **Lavatory:** Change your habits. Don't let water run continuously while brushing your teeth, shaving or washing your hands. Additionally, a low-flow faucet aerator can save up to 50% of the water currently used in the lavatory.

On to the kitchen for more savings...

About 8% of in-home water use takes place in the kitchen. And now for the kitchen sink.

- Run water only when necessary.
- Fill the basin or a dish pan to rinse dishes instead of using running water.
- Soak pots and pans before washing.
- Fill the basin or a pan with water to wash fruits and vegetables.
- Keep a pitcher of water in the fridge rather than running tap water until it is cold enough to drink.
- Operate the garbage disposal only when necessary.

Dishwasher tips

- Wash only full loads.
- When you need to buy a new machine, take a look at the water saving models. Newer models can cut water use by 25% and generally are no more expensive than non-conserving models.

All around the house

- **Washing machines:** Doing the laundry requires about 14% of water used inside the home.
- Conserve by adjusting the water level to match the size of your loads.
- Wash only full loads.
- **Pipes:** Insulate hot water pipes where possible to avoid long delays and wasted water while waiting for the water to "run hot."
- **Water Heater:** Check the thermostat. Don't have your water heater thermostat set too high. Settings higher than 125 degrees waste energy since the water has to be mixed with cold water before use.
- And most important...fix those leaks! Leaks can account for 10% or more of the water bill. Leaks waste both water and energy.
- Need proof? A toilet with a silent leak of one cup of water a minute – a mere dribble – wastes about 2,700 GALLONS OF WATER A MONTH. That's not just water down the drain, that's dollars down the drain. Your dollars.

FIRE SAFETY TIPS

More than one-quarter (27%) of reported fires occurred in homes. Even worse, four of every five (79%) fire deaths and three-quarters (73%) of all reported injuries were caused by home fires. During a recent five-year period, US Fire Departments responded to an estimated average of 354,400 home structure fires per year. Know the emergency number for your fire department (911). Make a home fire escape plan with your family, identifying two ways out of every room and an outside meeting place. Practice your escape plan twice a year. Test smoke alarms once a month. Be safe!

CLASSIFIEDS



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Ad rates:
 Business card: \$20/month; \$100/ 6 months
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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

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

HOW TO BE A GOOD NEIGHBOR

A good neighbor is one who maintains the exterior of their house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. If you can't mow your own lawn, hire a lawn service to keep it tidy. Basic exterior maintenance tips include:

- Mow the lawn on a regular basis, trim hedges and keep tree wells tidy.
- Remove mold from the exterior walls and paint when necessary.
- Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.
- Remove all bicycles, skateboards, and toys from the front yard at the end of the day.
- Remove rotted, worn fence pickets and replace with new wood pickets.
- Remove any rotting wood siding or trim board and replace with new siding and trim that has a fresh coat of paint.
- Keep gutters clean from leaves and tree limbs.
- Clean exterior windows. Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.
- Remove fallen branches and clear the yard. Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall.
- Fix cracks in concrete. You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small.
- Remember to only set out trash cans the night before trash pick up day and retrieve them promptly after pick up service. Also, store trash cans out of sight from the street.



If there are issues that prevent a homeowner from taking care of their home, please call into MASC Austin Properties, Inc. to get extensions and to provide a line of communication.