

Barrington Place

BANNER

MAY 2022

EASTER EGG HUNT RETURNS TO BARRINGTON PLACE HOA

The 2022 Barrington Place Easter Egg Hunt was well attended on Saturday, April 16, 2022 at Slockett Park. After a 2-year hiatus due to the Covid-19 Pandemic, E. Bunny made a long-awaited return and the event went “Eggactly” as hoped for. The weather was “iffy” as it sprinkled on the participants during the event but 1500 Easter Eggs were gathered by the swarms of enthusiastic young children and equally enthusiastic parents. Plenty of candy and small toys were passed out, and many pictures were taken of E. Bunny, with Moms, Dads and children at the event. Pictures of the event can be seen on the website barringtonplace.net.



Events like the Easter Egg Hunt, and other upcoming events like the Weenie Roast take time and volunteer effort to plan and staff. If you have the time to volunteer, please let us know (call and ask for Joanna) and we can find a role for you to help. Thanks to those who volunteered with course set up and in coordinating the delivery of prizes, candy, and toys including James & Viveanne Lucas and Ken & Patricia Langer, and thanks to the workers at MASC Austin Properties (Angela, Joanna, and Leticia) for your efforts behind the scenes in making the event a success.



They just kept coming and coming and coming



The Easter Bunny taking pictures with children and Moms and Dads

2022 ANNUAL MEETING OF THE BARRINGTON PLACE HOMEOWNERS ASSOCIATION, INC.

The 2022 Annual Meeting of the Barrington Place Homeowners Association, Inc., a Texas Non-Profit Corporation, is scheduled for Thursday, May 19, 2022 at 7:30 p.m. The meeting will be held at the Barrington Place Clubhouse located at 13318 Rosstown Drive, Sugar Land Texas 77478. All Members are encouraged to attend.

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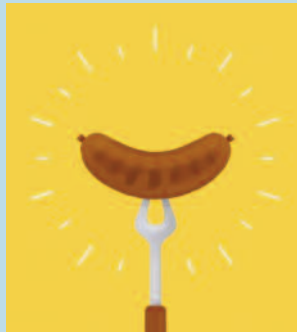
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BP WEENIE ROAST

We know everyone is ready for the return of our most anticipated community event, the Barrington Place HOA Weenie Roast! This year's Weenie Roast will be bigger than ever.

SATURDAY JUNE 25th 1:00 - 4:00PM



HELP YOUR LAWN BEAT THE HEAT

As you well know, hot, dry days are just an inescapable part of summer. Many lawns seem to bake in the heat. But, look around and you'll see one or two in the neighborhood that look as green as can be. You can help your lawn look just as great in the heat if you do 4 things:

- 1) Feed regularly
- 2) Mow high
- 3) Water deeply but infrequently
- 4) Reseed with a more heat-tolerant grass seed

Feed Regularly

Within 6-8 weeks of feeding, microbes in the soil process most of the nutrients in the ground for your lawn to absorb. So you need to replenish these nutrients by fertilizing. A well-fed lawn grows in thick, crowding out weeds and cooling the soil, which helps it handle the heat. However, if your lawn has gone dormant, hold off on feeding until rain revives it.

Mow High

If you cut your grass short, you're short-changing your lawn. Longer grass allows the growth of longer roots, which can reach down for moisture even on hot, dry days. Just set your mower on one of the highest settings. You'll be surprised what a difference this simple step can make.

Watering

If your grass has been cut short all season, you're going to have to water frequently. But even longer grass needs moisture. So if you choose to water during a dry spell, be sure to water deeply but infrequently. Frequent, shallow watering encourages grass to grow short roots, causing the grass to stress out during droughts. But an inch of water a week serves as a good rule of thumb for keeping your lawn green during the hot summer. Just be sure to water as early as possible in the morning to help reduce wasteful evaporation.

Reseeding and Renovation

Older lawns may have grass varieties that just can't handle the heat. The grass may grow in bunches or have thick, ugly blades. Also, a hot summer can leave bare spots and thin areas around the lawn. New grass varieties have been developed to be able to handle scorching heat and still look good. With cool-season grasses, it's best to reseed in fall or early spring. Those times are when conditions are optimal for grass growth.

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

BP POOL ID CARDS REGISTRATION

Pool card registration will be available on the following dates at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478

Wednesday- May 25, 2022 from 5pm-7pm & Friday - May 27, 2022 from 9am-7pm

Thursday- June 2, 2022 from 5pm-7pm & Saturday June 11, 2022 from 10am-3pm

To obtain pool ID card validation for this pool season, please return the 2022 pool registration form (you can find the form on the next page). You can return the form by email to vnavarrete@mascapi.com or simply attach your completed form to a General Request on TownSq - www.barringtonplace.sites.townsq.io. You also have the option drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478 or fax to 713-776-1777.

Our office accepts exact cash or checks made payable to Barrington Place HOA. Upon verification of a current account balance, MASC Austin Properties, Inc. will validate your existing pool ID cards or contact you with information needed to provide you with new pool ID cards.

On-site pool ID card registration will be held on May 28, 2022 between the hours of 12:00pm- 4:00pm at the Barrington Place clubhouse located at 13318 Rosstown Lane Sugar Land, TX 77478.

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.

2022 POOL SCHEDULE & RULES

May 27th- August 7th

MONDAYS	CLOSED
TUESDAYS	11 AM - 9 PM
WEDNESDAYS	11 AM - 9 PM
THURSDAYS	11 AM - 9 PM
FRIDAYS	11 AM - 9 PM
SATURDAYS	11 AM - 9 PM
SUNDAYS	12 PM - 8 PM

Exception:

MONDAY	30th Memorial Day	11 AM - 9 PM
TUESDAY	31st	CLOSED

Exception:

MONDAY	4th 4th of July	11 AM - 9 PM
TUESDAY	5th	CLOSED

August 13th- September 25th (WEEKENDS ONLY)

MONDAYS – FRIDAYS	CLOSED
SATURDAY	11 AM - 9 PM
SUNDAY	12 PM - 8 PM

Exception:

MONDAY	5th Labor Day	11 AM - 9 PM
TUESDAY	6th	CLOSED

Any child under 14 years old must be accompanied by an adult over 18 years of age

Two (2) guests per pool ID card allowed to enter with a BPHOA Resident with a current pool ID card

All patrons & guests entering the pool must also sign in



2022 Barrington Place HOA Pool Registration

PROPERTY ADDRESS: _____ Occupied By: OWNER ___ TENANT ___ (if tenant is completing form, owner must sign in acknowledgement of registration)
Owner Signature: _____ Date: _____

NAME _____ HOME PHONE _____
 TELEPHONE NUMBER _____ CELL PHONE _____
 EMAIL ADDRESS: _____

Patrons under the age of 14 are not allowed to enter pool area without an adult over the age of 18
ONE POOL ID CARD PER PATRON OVER THE AGE OF THREE (3)

THERE IS NO CHARGE FOR 2022 RENEWAL STICKERS
 NEW OR REPLACEMENT POOL ID CARDS ARE \$1.50 EACH
 POOL ID CARD PAYMENT MUST BE ENCLOSED OR PAID ONLINE THROUGH TOWNSQ PRIOR TO ACTIVATION

<u>NAME OF EACH POOL PATRON</u>	<u>AGE</u>	<u>POOL ID CARD SELECTION</u> Renewal Sticker or Pool ID Card

EMERGENCY CONTACT PERSON:

NAME: _____ RELATIONSHIP: _____
 PHONE #: _____

I affirm that all information on this application is true, and that all those listed on this form are full-time residents of (HOA) at the address listed above. I also agree that the residents and guests of the household agree to abide by rules and regulations regarding the use of facilities.

POOL ID CARDS WILL NOT BE VALIDATED UNLESS ALL ASSOCIATION FEES ARE PAID IN FULL

TO OBTAIN A 2022 POOL ID CARD OR RENEWAL STICKER, PLEASE RETURN THE REGISTRATION FORM BY MAIL TO MASC AUSTIN PROPERTIES, INC. – 945 ELDRIDGE ROAD, SUGAR LAND, TEXAS 77478 – BY EMAIL vnavarrete@mascapi.com - BY FAX 713.776.1777 OR ONLINE THROUGH TOWNSQ AT WWW.BARRINGTONPLACE.SITES.TOWNSQ.IO.

LIFEGUARDS HAVE FINAL AUTHORITY!

- **The danger of exposure to the coronavirus that caused Covid-19 exists.**
- **By entering the pool, you take responsibility for your own protection and for disinfecting your hands and anything you touch in the pool area.**
- **You will not use the pool if you have a cough, fever, shortness of breath or other symptoms of the illness.**
- **As previously stated in the 2021 pool form, please retain your pool ID cards for future use**

I ACKNOWLEDGE that I have RECEIVED, READ, AND AGREED to the 2022 SWIMMING POOL USE AGREEMENT as a condition to the issuance and acceptance of a Pool ID card.

Signature _____ Printed Name: _____ Date: _____

“Pursuant to the Texas Uniform Electronic Transactions Act, an electronic signature is permitted, but not required, as a means of affixing your signature to this document. The act of typing your own name or affixing some other symbol or process hereto with the intent of adopting that name, symbol, or process as your electronic signature shall be sufficient to constitute a valid signature.”

POOL MONITORS STILL NEEDED FOR 2022 POOL SEASON!

If you are interested in applying for a Barrington Place HOA pool monitor position this summer with flexible hours, please contact Joanna Figueroa at MASC Austin Properties Inc. at 713-776-1771 or via email at jfigueroa@mascapi.com for more details. (Applicant must be over 17 years of age)

USPS CLUSTER BOX UPDATE

The replacement of the mail cluster boxes is the USPS responsibility to replace and at their cost. The HOA needs your help. If you have connections or contacts with the USPS, let us know. Our protests and questions about Cluster boxes, their replacement, and how to make them and individual mailboxes more secure from theft have fallen on deaf ears. Continue to report the damaged USPS cluster boxes to the local Post Office. The address for the Postmaster is as follows: SUGAR LAND — Post Office™, 225 MATLAGE WAY SUGAR LAND, TX 77478. Phone number: 281-494-2052

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.) ***Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.***



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.



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 has begun 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



Barrington Place Homeowners Association, Inc. - 2022 Annual Homeowners Meeting

This Proxy/Absentee Ballot is given by the undersigned to be exercised as indicated at the 2022 Annual Meeting of the Barrington Place Homeowners Association, Inc., a Texas Non-Profit Corporation, scheduled for Thursday, May 19, 2022 at 7:30 p.m. The meeting will be held at the Barrington Place Clubhouse located at 13318 Rosstown Drive, Sugar Land Texas 77478, or any rescheduled or reconvened meeting. This Proxy/Absentee Ballot should be mailed, emailed or faxed in time to reach our office no later than 5:00 pm, Thursday, May 18, 2022, to be counted in the election. The Agenda for the Meeting is as follows:

Election of Board of Directors
Positions 4 and 5 will be available for two-year terms ending May 16, 2024

ASSIGN PROXY

The undersigned assigns this Proxy as specified below, with the power of substitution to vote and otherwise represent the undersigned at the Annual Meeting of the Members of the Barrington Place Homeowners Association on May 19, 2022, and any adjournment thereof with the same effect as if the undersigned were present and voting.

This Proxy will continue in effect until a quorum of Members in person or by Proxy is achieved or until revoked by the undersigned in writing and delivered to the Secretary of the Association c/o MASC Austin Properties, Inc. or in person at the Annual Meeting.

_____ (Owner) Assigns this Proxy to _____, or the Secretary of the Association if not designated, to vote on my behalf.

_____ (Owner) Assigns this Proxy to the Secretary of the Association with the stipulation that the Secretary **ABSTAIN** from casting my votes in the Election. That is, use my Proxy for the purpose of establishing a **quorum only**.

_____ (Owner) Assigns this Proxy to the Secretary of the Association with the stipulation that the Secretary cast my votes **AS MARKED BELOW**.

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

PLEASE VOTE FOR TWO (2) CANDIDATES

Two (2) positions will be filled in this Election.

_____ Mr. Al Lockwood, Position 4
Incumbent

_____ Mr. Ken Langer, Position 5
Incumbent

OWNER'S SIGNATURE _____ DATE ____/____/____

OWNER'S PRINTED NAME _____

PROPERTY ADDRESS _____

Mail your completed Proxy to: MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478

Email your completed Proxy to: aconnell@mascapi.com

Fax your completed Proxy to: 713.776.1777



BARRINGTON PLACE INCOME/EXPENSES - MARCH 31, 2022

INCOME

ASSESSMENTS ACCT ADJ	-\$1,260.00
ADMINISTRATIVE FEES	\$50.00
ASSESSMENT INTEREST	\$209.66
BANK INTEREST	\$7.42
CERTIFIED LETTERS	\$630.00
INTEREST-HOMEOWNERS	-\$120.63
PAYMENT PLAN FEES	\$50.00
TOTAL	-\$312.92

ADMINISTRATIVE

BANK CHARGES	\$37.34
CERTIFIED LETTERS	\$45.00
LEGAL- CORPORATE	\$213.00
LEGAL- INDIVIDUAL	\$296.97
MINUTES	\$100.00
OFFICE EXPENSE	\$474.38
POOL ACCESS SUPPLIES	\$342.00
POSTAGE	\$326.21
PRINTING	\$490.24
TOTAL	\$2,325.14

CONTRACT

CLUBHOUSE CLEANING	\$600.00
LAWN CARE	\$2,880.00
MANAGEMENT	\$2,750.00
NEWSLETTER	\$1,250.00
SIGN MAINTENANCE	\$90.00
TRASH PICK-UP	\$47.40
WEBSITE	\$75.00
TOTAL	\$7,692.40

UTILITIES

ELECTRIC	\$816.38
GAS	\$49.31
TELEPHONE	\$84.43
WATER/SEWER	\$955.43
TOTAL	\$1,905.55

COMMITTEE

BEAUTIFICATION	\$0.00
TOTAL	\$0.00

MAINTENANCE

ENTRANCE	\$377.40
IRRIGATION	\$185.00
LANDSCAPE	\$885.00
POOL	\$104.00
TOTAL	\$1,551.40

CAPITAL IMPROVEMENTS

FENCING (ALSTON ROAD)	\$0.00
TOTAL	\$0.00

TOTAL EXPENSE \$13,474.49

TOTAL CASH IN ACCOUNTS \$807,075.71

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.

Trash days: MONDAY & THURSDAY

Recycle day: MONDAY

Green Waste day: MONDAY

Bulky Waste day: 1ST MONDAY OF THE MONTH



KEEP UP WITH BARRINGTON PLACE ON TOWNSQ

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on 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. To register your account, log onto the following website www.barringtonplace.sites.townsq.io, use your account ID (located on the 2022 assessment invoice) and the association zip code (77478). Set your password and account preferences.

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. Take advantage of the community Doggie Poop Station located at the end of the main drive. 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](mailto:jfigueroa@mascapi.com), work order coordinator at jfigueroa@mascapi.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

SPRING HOME TIPS

1. Dust and vacuum the interior

Spring is a great time to do a deep cleaning. Begin with a thorough cleaning of any hardwood, tile or carpet. Wash the baseboards, which are often overlooked. If you're going to install a new dryer, be sure to clean out the vent and exhaust space of any leftover dryer lint to avoid fire hazards.

2. Test smoke and carbon monoxide alarms

Check every smoke and carbon monoxide alarm in your home at least once a year. If they aren't working properly, you'll need to change the batteries or have the alarms replaced.

3. Check air filters and ducts

A proper heating and air conditioning unit means clean ducts and filters to circulate the cold or warm air throughout the home. If they're filled with dust, dirt or grime from years of use, it could prevent rooms from getting warm or cool when turned on. Check the ducts and filters for any dirt and clean and replace as needed. This should be a top priority for anyone who has allergies.

4. Clean out the gutters

To avoid roof damage during the winter or major storms, you must keep the gutters free of leaves and sticks that will prevent proper drainage.

5. Prune and trim the landscaping

If you've just moved in or if your yard got out of hand during the winter, you may need to trim trees, prune shrubs and mow the lawn. To save money, you can trim or prune trees yourself, but hiring an arborist will ensure proper techniques are used.