

# The Villager



SUMMER 2021

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

## Before Starting An Improvement

If you are making any type of improvement to the exterior of your home, you must 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, 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 located at: [www.kingsbridgevillage.com](http://www.kingsbridgevillage.com) 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.

## Keep Up With Kingsbridge Village 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.

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts

To register your account, log onto [www.kingsbridgevillage.sites.townsq.io](http://www.kingsbridgevillage.sites.townsq.io), use your account ID (located on the 2021 assessment invoice) and the association zip code (77498/77083). Set your password and account preferences. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.

## 2021 HOA Assessments - Reminder

Kingsbridge Village, like most communities, have annual assessments that are due at the end of January. Our assessments are used for the maintenance of our community. The assessments cover the cost to maintain the common areas like our landscaping, marquee signs, and park as well as other operational costs of the neighborhood such as utilities, insurance, management fees, and recreational activities. The annual assessment for 2021 were due on January 1, 2021 but are not considered late until after January 31, 2021. There are payment plans available as well. Penalties are imposed on balances not paid by January 31st. Please contact MASC Austin Properties, Inc. at 713-776-1771 with any questions. You can also contact them to sign up for email communications from the management company sent on behalf of the HOA.

## Important Contacts

Have a question? Please refer to our website at: [www.kingsbridgevillage.com](http://www.kingsbridgevillage.com) for answers to your questions and important community updates.

### Management Company:

*Leticia Gomez*

Property Manager / Maintenance Coordinator  
MASC Austin Properties, Inc.

945 Eldridge Rd.

Sugar Land, TX 77478

O: 713.776.1771 / F: 713.776.1777

[www.mascape.com](http://www.mascape.com)

Fort Bend County Sheriff	911 Emergency
Non-Emergency	(281) 342-6116
S.E.A.L. Security	(713) 979-2388
Fire/Ambulance	911 Emergency
Animal Control	(281) 342-1512
Poison Control	(281) 654-1701
Beechnut Post Office	(281) 498-4835
Sugar Land Post Office	(281) 494-2052
SI Environmental - Water	(832) 490-1500
Waste Corporation	(281) 368-8397
Center Point Energy Entex	(713) 659-2111
Holley Elementary	(281) 634-3850
Hodges Bend Middle	(281) 634-3000
George Bush High	(281) 634-6060
Fort Bend ISD	(281) 634-1000

## Grab and Go Meals For Kids

The Boys and Girls Club of Greater Houston, in partnership with: A United Way Agency - Grab and Go Meals for Kids on Fridays 3pm-6pm at the Mission Bend location 8709 Addicks Clodine Rd, Houston TX 77083. \*First come-first served, while supplies last. More details can be found at: [www.bgcgh.org](http://www.bgcgh.org).

**Residents of North Mission Glen MUD**  
**Please have trash out to the curb prior to 7am for collection.**  
**TRASH IS COLLECTED TUESDAY & FRIDAY**

**TRASH:** On each regularly scheduled collection day, Best Trash will collect residential refuse located at the curbside in the provided roll-out carts. Please place the carts on the curb facing forward. Residents are restricted to one Best Trash cart for refuse and are encouraged to confine refuse to the cart, however additional refuse may be placed in containers (between 30- 50 gallons), boxes or bags (not weighing over 40 pounds) and placed next to the Best Trash provided trash cart. Items excluded from normal collection are dirt, rocks, bricks, tile, concrete, tires, batteries, motor oil, cooking oil, insulation, sheetrock or waste generated by a private contractor or any materials or items deemed hazardous materials. Please do not dispose of gasoline, motor oil, paints, cooking oil, or any other liquid items in a container that are not visible to Best Trash personnel. If such items result in spillage that causes a stain, Best Trash is not responsible for the cleanup. Best Trash will leave a tag explaining the reason for any non-collected item(s).



**YARD & BULK WASTE:** Trees, shrubs, brush trimmings and fencing must be no larger than 4 inches in diameter, no more than 4 feet long, tied in bundles not exceeding 40 pounds. (please see picture at right for an example) The tied bundles are required to allow quick pickup and size limitations are required to avoid damaging the equipment in the compacting process. Items such as appliances, furniture, mattresses, carpet (**up to 1 room of carpet, cut less than 4 feet wide, tied in bundles not exceeding 40 pounds**), will be picked up on both garbage collection days. Bulk pickup is offered every service day.



By Federal Law, refrigerators, freezers, and any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.

Best Trash does have the ability to provide a special collection for items outside the contract terms. For pricing information, please email your district name, address and several pictures of your items to [customerservice@besttrashtexas.com](mailto:customerservice@besttrashtexas.com).

**CART CARE & MAINTENANCE:** Best Trash will provide each current residence with ONE trash cart. Best Trash will replace any carts that are defective or otherwise become unusable due to normal wear and tear. Lost or stolen carts can be replaced for \$65.00 + tax, each by calling Best Trash.

**HOLIDAY SCHEDULE:** If your regular trash or recycle collection day falls on a holiday (New Years Day, Independence Day or Christmas Day) the collection will be made on the next regularly scheduled collection day.

**Best Trash 281 313-2378 [www.best-trash.com](http://www.best-trash.com)**  
**[customerservice@besttrashtexas.com](mailto:customerservice@besttrashtexas.com)**

Summer 2021




Whatever it Takes!

START HERE

Registration **NOW** open!

# MISSION BEND CLUB

 **8709 Addicks Clodine Houston, TX 77083**  
**Club Contact: Andrea Clark, Club Director**  
**[aclark@bgcgh.org](mailto:aclark@bgcgh.org) (832) 689-8239**



Scan QR code to apply online now!



 **\$25 per member**  
Ask about scholarship opportunities!

 **June 7 - August 13**  
Monday - Friday, 9:00 AM - 5:30 PM

 **Enhanced Safety Protocols**  
Required Face Covering • Social Distancing • Limited Capacity

THIS ORGANIZATION AND ITS ACTIVITIES ARE NOT RELATED TO OR SPONSORED BY THE LOCAL INDEPENDENT SCHOOL DISTRICT

[www.BGCGH.org](http://www.BGCGH.org)

A United Way agency

## LIBRARIES RE-OPEN

Fort Bend County Libraries (FBCL) began the process of re-opening buildings on March 15, when five locations resumed in-person service. On June 4, 2021, the library system welcomed patrons back to five additional locations: the Bob Lutts Fulshear/Simonton Branch, the First Colony Branch, the Mamie George Branch (Stafford), the **Mission Bend Branch**, and the Sugar Land Branch.

The Albert George Branch Library (Needville) re-opened to the public on June 9. The re-opening of the Albert George Branch had been delayed so that new shelving could be installed in the building. Because of a nationwide shortage of materials, however, the new-shelving project has been delayed. Once the materials arrive, the library will need to close for approximately three weeks.

The Books & More Curbside Pick-Up service continues to be available at all locations. Please pick up items no later than 15 minutes prior to closing. If they are not picked up by that time, they will be held for the next business day.

For more details, visit:  
[www.fortbend.lib.tx.us](http://www.fortbend.lib.tx.us)

## YARD OF THE MONTH

Our Yard of the Month contest will start in April and will continue through October. Two homes will be chosen every month and will be awarded with a Yard of the Month sign placed on their front lawn all month long, as well as receive a \$25.00 gift card. Each winning home will be judged by the overall aesthetics 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.



**\*\* This is a friendly reminder that the Yard of the Month sign will be collected at the end of each month and placed in the next month's winner's lawn by a member of the MASC Austin Properties team. \*\***

PRSR STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327

# SIGN UP FOR FBCL'S SUMMER READING CHALLENGE FOR KIDS, TEENS, & ADULTS!

Fort Bend County Libraries (FBCL) presents special reading challenges during the summer to encourage reading among children from birth and up, as well as teens and adults. "Tails & Tales" is the theme for this year's Summer Reading Challenge. Online registration for the 2021 Summer Reading Challenge began on Monday, May 31, and continues through August 31.

Children from infancy through school-age are invited to read a lot of great books to kick off a great summer! Younger children will enjoy the "Youth Summer Reading Challenge," while students in grades 6-8 can participate in the "Middle School Summer Challenge." Teens in high school can participate with adults in the "YA/Adult Summer Reading Challenge."

In June and July, virtual activities will be posted each week on the Summer Reading Challenge page on the FBCL website. FBCL will also post virtual activities in the FBCL Virtual Programs & Educational Resources Facebook group page. Created by the FBCL Youth librarians, videos of activities will be posted at 10:00 am each day, according to the following schedule:

Mondays – Little Bits (infants 1-12 months of age)  
Tuesdays – Activity Time Tuesday (grades K-3)  
Wednesdays – Family Story Time (all ages)  
Thursdays – TRL (Think, Read, & Learn) (grades 4-8)

Families of toddlers and preschoolers may pick up to-go activity packets from the library for the month. These packets contain fun craft activities that can be done at home.

There is no charge to join the Summer Reading Challenge, and it is open to everyone, regardless of the county of residence. Participants may reg-

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ister online by going to the FBCL website and clicking on the "SRC Sign-Up" image. When the online registration form has been completed, readers will then have their own online page on which to record their books and reading time.

Participants may also register and log books/reading time by downloading the free Beanstack Tracker app to their mobile device from the Apple App or Google Play stores.

Reading rewards can be redeemed beginning Monday, June 7. The last day to pick up awards is August 31. Prizes must be collected from the "primary library of use" that the reader indicated on the registration form.

The Summer Reading Challenge is sponsored by Fort Bend County Libraries, the Friends organizations that support the county library system, and by the Collaborative Summer Library Program, a consortium of states working together to provide high-quality children's summer-reading program materials for public libraries.

For more details, visit [www.fortbend.lib.tx.us](http://www.fortbend.lib.tx.us).