

# Barrington Place

## BANNER

OCT. 2022

### SUMMER RECAP AND AUTUMN PREVIEW

Summertime always brings an uptick in activity in Barrington Place and this year was no exception.

On Thursday, May 19, 2022, the Barrington Place Homeowners' Association (BPHOA) held its Annual Meeting at the clubhouse at 13318 Rosstown. On that date the membership elected Al Lockwood to Board Position 4 and Kenneth Langer to Board Position 5 to serve for 2 years. Next year, 3 Board positions will be up for election. Those interested in running for the Board or wishing to serve on a committee can contact MASC Austin Properties, Inc. for more information. Volunteers are always welcome.

On June 21, 2022, Officers were chosen with Kenneth Langer serving as President, James Lucas as Vice-President, Lynn Johnson as Secretary, and Al Lockwood as Treasurer.

Like everyone else, BPHOA has had to deal with the unprecedented cost increases for basic services. Virtually every vendor and service provider has raised their rates, and included gas surcharges, chlorine surcharges, and other increased costs that will be felt by all of us in setting next year's assessments.

BPHOA was able to keep its pool facilities open for most of the summer swim season. There were several days where last-minute lifeguard shortages required that the pool area be closed for safety reasons, but compared to neighboring subdivisions, our pool closings were fewer and of shorter duration. The Splashpad, Baby pool, and Adult pool were used and enjoyed by many residents and their invited guests. The Annual Weenie Roast made its long-anticipated return on June 25, 2022. Attendees enjoyed the hot dogs and ice cream, listened to the DJ's music, and were able to say "Hello" and "greet each other" after a 3-year absence caused by COVID 19.

However, there are always individuals who are not happy to just swim in the pool when open and play on the splashpad but feel it necessary to damage, destroy, and take items from the pool area after hours. Items which need to be replaced and paid for by you, the homeowner. After hours pool users climb the wrought iron fence to use the pool when it is closed and when no lifeguard is on duty, oftentimes breaking the tops of the wrought iron fence as they pull themselves up and climb over the fence when getting in and out of the locked pool enclosure. Required signage gets damaged, items required to be kept outside for safety and to rescue drowning swimmers (invited or trespassing) goes missing.

The Alston Road wood fence replacement with a lightweight uniform concrete wall commenced in earnest. 17 homes were directly affected. Over the years the wood fence along the south side of Alston deteriorated in appearance and quality, and as each owner rebuilt their section of fence, a wide variety of fence designs were installed oftentimes without consent and approval of the HOA. Many residents throughout the subdivision complained about the unsightly appearance, and lack of uniformity in fence design along a major road bisecting the subdivision. This project was started in February 27, 2020 when the original application was submitted by then President Phil Rippenhagen. This project submission was timed to take advantage of Capital Improvement Project funding offered by the City that would reimburse approximately 50 % of the contracted cost of the project. More than 2 years later, the delays caused by COVID, unexpected material shortages and transportation slowdowns, the need for Surveys, obtaining Owner, Utility Provider, and City Consents, were finally overcome and satisfied, the wood fence on the south side of Alston Road between Reddington and Summerfield, started coming down on June 1, 2022. Fortunately, the work was mostly done after the school year closed in May but like any construction project, there were the accompanying inconveniences and delays caused by the workers and their equipment. Part of Summerfield

*(continued on next page)*

#### Inside This Issue:

**PAGE 2:** 2023 Annual Assessments

**PAGE 4:** Big Changes Coming to Trash & Recycle Pickup

**PAGE 6:** Being a Good Neighbor

**PAGE 8:** 15 Minute Fall Chili

Park was cordoned off as a storage site for materials, heavy equipment, and worker use. Lanes adjacent to the fence line on Alston Road were also blocked at times. However; this project has been completed and the lightweight concrete wall can be seen running from Summerfield to Reddington. This uniform in appearance lightweight concrete wall has many advantages over the varying styles of wood fence that have evolved since the original fence was built. The concrete wall will not rot and warp like the existing wood fences did. It is termite free and bug resistant, it has better sound deadening qualities over the existing wood fence which will reduce noises in back yards, and is wind rated at 120 MPH.

## THE 2023 ANNUAL ASSESSMENT FOR HOMEOWNERS IN BARRINGTON PLACE HOA

The Board posted written notice as required by statute, met at its regular Board meeting on September 20, 2022 and set the Annual Assessment for 2023 at \$800.00. Homeowners that pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2023 are eligible for a discount of \$400.00. The Discounted Assessment Amount is \$400.00 (the Annual Assessment of \$800.00 less the discount of 400.00) and it is due on January 1, 2023. The \$400.00 must be paid in full by January 31, 2023 or you lose the discount eligibility.

The discount incentive helps the HOA with budgeting as it encourages a vast majority of homeowners to make timely payment. Prior to the use of the discount incentive, collection rates were typically in the 60 to 70 percent range on the due date of January 31. With the enactment of the discount incentive, timely payment rates in recent years consistently average around 95% of all homeowners in BPHOA. By having a dependable number of persons paying on time, the Board is in a better position to know what monetary resources it will have in hand on January 31 to use that year to make normal expenditures and to fund capital improvements.

Another benefit of having a higher collection rate is that fewer dollars are spent by the Management Company and the HOA Attorney in collection efforts on those who do not pay their assessment and those “saved” funds can instead go to other necessary expenses. Those Owners who choose not to take advantage of the discount or who are not eligible and do not timely pay their fair share of community expenses, increase the total collection costs incurred by the HOA and on Owners who do pay on time. By paying timely and owing no outstanding balance, you benefit by making yourself eligible for the discount lowering your Annual Assessment from \$800.00 to the Discounted Assessment Amount of \$400.00. If you do not timely pay or owe an outstanding balance, you will owe the full Annual Assessment of \$800.00 for 2023.

During the 5-year period of 2018 thru 2022 the Discounted Assessment Amount was kept at \$350.00 or lower by the Board. In 2020, the pool was closed and the rate was lowered in the following year to take into account no pool use). The inflation rates were 2.49% in 2018, 1.76% in 2019, 1.23% in 2020, 4.70% in 2021, and 8.30% (as of the date of this article) in 2022.

The \$400.00 Discounted Assessment Amount for 2023 is a \$50.00 increase. The inflation rate in 2022, was one of the many factors leading to this increase. Every vendor used by the HOA increased the cost of its services in 2022. In prior years

*(continued on next page)*

## BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:  
MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, TX 77478  
(713) 776-1771  
[www.mascapi.com](http://www.mascapi.com)

Angela Connell,  
Property Manager  
[aconnell@mascapi.com](mailto: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](http://WWW.BARRINGTONPLACE.NET)

the Board did its best to avoid raising the Discounted Assessment Amount to cover yearly inflation increases by making hard choices to control costs by cutting back on services [fewer newsletters, fewer and less extensive neighborhood events like the Weenie Roast, Easter Egg hunt, and Christmas Party), deferral of capital expenditures (Section 3 Park), fewer Christmas lights, fewer enforcement letters sent to the community, amongst other expenditures delayed or deferred]; however, these increases in inflation over the last 5 years and especially in 2022 and going into the future must be faced.

2022 held a lot of unpleasant and unforeseen surprises for all of us in BPHOA. In 2022, there were unplanned fuel surcharges incurred by many vendors when the price of gasoline skyrocketed. The pool maintenance company gave unexpected notice terminating its services in April 2022, shortly before the beginning of the pool season, requiring to HOA to shift funds in its budget to hire another pool maintenance company on short notice, including paying for the unplanned cost of a new chlorine system to change from existing solid chlorine tablets to liquid chlorine, because of a shortage of chlorine tablets and the new company using liquid chlorine to treat the pool. The lingering effects of Winter Storm URI in 2021 and the extreme heat and drought in the summer of 2022, killed several trees on HOA property, along with many entrance plants, requiring removal and replacement. Materials and supplies (Paint, wood boards, wrought iron fencing) are still in short supply due to Covid 19 disruptions making them more expensive. The cost for the basics, like water for irrigation, pool and clubhouse use increased. The cost for electricity to illuminate entrances, the pool area, and clubhouse went up. New operating expenses appeared in 2022, as a result of the Legislation passed by the Texas Legislature and signed off on by Governor in 2021. (TREC Registry, dedicated email account requirement, and recording requirements mandates.)

A very simplified way to understand the budget and how it affects you is to remember this. For every \$10,000 the HOA spends, you as a homeowner pay \$10 in assessments.

Reserves are maintained by the HOA for capital projects. Reserves are used to pay for long term expenditures. The HOA has several long-term projects it must address. These projects include the Clubhouse, the Pool area, Section 3 Park, the entrances, and the Alston Road Wall. The Clubhouse was built in 1990 and substantially remodeled in 2015. That is a 25-year cycle, but the clubhouse soon will need a new roof. We are leaving year 7 and entering into year 8 of the next 25-year cycle. The pool needs a replaster approximately every 7 years. We are heading into year 3 of that cycle. Section 3 Park's playground equipment was purchased 15 years ago and its warranty coverage is 15 years. Portions of the playground equipment need replacing. The cost in 2008 was approximately \$41,000.00. The entrances (marquee signs, lamps, irrigation and illumination) especially the brickwork on Eldridge at Nantucket are in need of repair. Even the newly installed Alston Road Wall needs reserves to pay for that inevitable car crash to repair damages that are going to happen.

The Alston Road Wall in Barrington Place that runs from Summerfield to Reddington. It is a good example as to why reserves are important and need to be maintained for long term expenses and not used to pay for yearly expenses. Our neighboring HOA further to the east on Alston Road, Ashford Lakes, has perimeter walls along Alston that look terrible. In setting their budgets, they did not plan adequately for long term expenditures. Their HOA had to pass a \$1200.00 special assessment, (YES you read that right), A ONE THOUSAND TWO HUNDRED DOLLAR special assessment in addition to their \$409 yearly assessment to pay for their perimeter wall. The BPHOA Board tries to budget responsibly, and has never assessed a special assessment. If one does not collect and save for long term capital expenditures you end up with real problem. \$1200.00 is 3 times the annual rate BPHOA is asking its members to pay in 2023. Ashford Lakes has no pool, no clubhouse. None of us in Barrington Place want to pay any more than we have to, but if you look at the problems faced by Ashford Lakes members, our fiscal policies have kept the HOA from borrowing money to pay for capital expenditures when they occur and we have a community pool and clubhouse that are fully paid for.

Still there are always better ways to do things. The Board welcomes input from the community. Volunteers can help with their time and effort. Every volunteer hour can save the HOA an expense. Perhaps you know of a good electrician, yard company, pool company, AC technician, exterminator, irrigation or other professional or service provider that can provide the same service needed by the HOA for less expense. Homeowners can use the TownSq app to send information and suggestions.

## BIG CHANGES ARE COMING TO TRASH AND RECYCLE PICK UP JANUARY 16, 2023

The City has new policies that will affect Homes in the HOA.

Some Highlights:

- Black plastic bags cannot be used for grass clippings. Only clear plastic bags will be picked up.
- Probably the biggest change is **NO BULKY WASTE/HEAVY TRASH** on the **FIRST MONDAY of EACH MONTH**.
- **BULKY WASTE** will now be on-call. A home gets 12 bulky waste collections scheduled at the homeowner's convenience. To get rid of your **BULKY WASTE/HEAVY TRASH** you must call Republic Services. Bulky waste days don't roll over every year. Residents must use the 12 collections they're allotted, or they will lose them. If more than 12 are needed, additional collections can be scheduled for a fee.
- **YOU CANNOT PUT YOUR BULKY WASTE OUT ANY MORE LIKE BEFORE. YOU MUST SCHEDULE A PICKUP.**



Visit [www.sugarlandtx.gov/ChangesComing](http://www.sugarlandtx.gov/ChangesComing) to take a look at all the changes happening on **January 16, 2023**.

## BARRINGTON PLACE ELEMENTARY SCHOOL IS CLOSED FOR 2022-2023

While not part of the Barrington Place HOA, Barrington Place Elementary (BPE) has played a major role in the subdivision. BPE has been around since 1990 and many children living in Barrington Place have walked its halls. Many of those children are now adults living in Barrington Place with children of their own who attend BPE. So it was a surprise to find that BPE is closing for the 2022-2023 School year after mold was discovered within the school.

Each Summer there is a movement in the traffic around the school and the nearby streets as a new school year starts. For those living on Alston, Squire Dobbins, Barrington Place Drive and other nearby streets, blocked driveways and long lines of vehicles on these streets waiting to pick up their children, were the rule and had to be dealt with. Police cars and crossing guards were present. Traffic patterns and one way traffic directions had to be learned. Now traffic patterns will change. The children who walked to school will now be bussed to other schools and these children will be picked up and dropped off at other locations within the subdivision away from the school. Buses will be seen in different locations and at different times in a larger area and not limited to the school area.



This means we will all have to be more alert when driving, since these younger children will be exposed to new traffic environments. There should be less traffic by the school but more traffic in other areas of the subdivision.

## CENTERPOINT ENERGY STREETLIGHT OUTAGE EASY FIX

Have you ever passed a streetlight at night on a street in Barrington Place and seen it flicker? Do you lie awake at night because a nearby streetlight's light flashes through your closed blinds or drawn shades and you wonder what can be done about it so you get a good night's sleep? CenterPoint Energy handles the streetlights. You can type in "CenterPoint Energy Report a Street Light Outage" in the web browser. There is a Blue tab that reads "Report a Streetlight Outage" to click on. This will bring you to a screen 'Let's get it fixed! Tell us where to find the broken streetlight', asking for a nearby address or a street light number. The streetlight poles have a **6 digit number located on the middle of the pole side facing the street**. The top number is the first number. If the number is not legible on the pole, you can type in a nearby address and a map will appear depicting the street lights in the area with correct pole numbers.

Let CenterPoint Energy know the problem and you will get an automated email documenting your report.

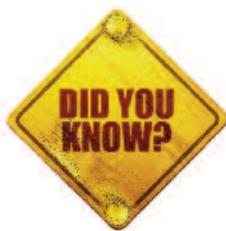
## CHRISTMAS DECORATING CONTEST

The Annual Christmas Decorating Contest launches in December. All BP residents are encouraged to show their festive spirit by dusting off those holiday decorations and untangling those holiday lights.

Judging will commence the weekend of December 17, 2022. You will need to make sure your lights are on so that you can be eligible to participate. We will be picking several winners and awarding \$25.00 Walmart gift cards as prizes for all the festive winning homes! Award winners will also be recognized by holiday yard signs and by having photos placed on the Barrington Place website.

## 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.)



You can find the required form on our website at [www.barringtonplace.net](http://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.



## GARAGE SALE REMINDER

Garage Sales are a great way of cleaning house while making a little extra money for your family. However, Barrington Place HOA has established a few specific regulations for garage sales to ensure that they do not pose any problems or inconveniences for your neighbors:

- The Barrington Place HOA documents allows three (3) garage sales per year.
- Advertising your garage sale should be picked up promptly upon completion of your sale.
- All garage sales shall conform to any rules or regulations specified by the City of Sugar Land or Fort Bend County

## 2022 YARD OF THE MONTH

Winning pictures can be viewed on [barringtonpalce.net](http://barringtonpalce.net)

### April

Section 1: 2406 Barrington Place  
Section 2: 2123 Endicott  
Section 3: 1903 Chattaroy Place  
Section 4/5: 2403 Parkhaven Dr.

### May

Section 1: 2202 Squire Dobbins  
Section 2: 2103 Chesswood Circle  
Section 3: 12915 Stancliff Oaks  
Section 4/5: 2411 Collingsfield Dr.

### June

Section 1: 2307 Calumet  
Section 2: 13103 Rosstown Drive  
Section 3: 1918 Barronett Bend  
Section 4/5: 2203 Biscayne Court

### July

Section 1:2503 Barrington Place  
Section2: 2626 Manorwood  
Section 3: 12902 Careywood Dr.  
Section 4 & 5: 2410 Collingsfield Dr.

### August

Section 1:2131 Squire Dobbins  
Section2: 13107 Newberry St.  
Section 3: 2014 Chattaroy Place  
Section 4 & 5:13315 Georgetown Dr.

### September

Section 1:2402 Squire Dobbins  
Section2:2203 Fountain  
Section 3:13114 Careywood  
Section 4 & 5:2411 Hartman

## BEING 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.

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

## DON'T FORGET TO SIGN UP FOR TOWNSQ!

MASC Austin Properties, Inc. would like to remind everyone about 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.



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](http://www.townsq.io), use your account ID 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 need to obtain your new account ID or if you have any questions regarding this new process as we are excited to offer these new services to your community.

## REDUCING EMAIL OVERLOAD

Email can be a useful tool, but the sheer volume can be overwhelming. Here's how to stem the flow to your inbox:

- Be careful about giving out your email address. When you fill out a form, subscribe to a magazine or enter a drawing, consider whether to provide your email address. Some online "free giveaway" promotions are designed to harvest email addresses for marketing lists.
- Think carefully before hitting "reply to all." This option is a huge source of email overload. The more people you email, the more emails you'll get back.
- Unsubscribe. Are you still reading those emails? If not, find the unsubscribe link, usually at the bottom of the message.



**BARRINGTON PLACE INCOME/EXPENSES - AUGUST, 2022**

<b>INCOME</b>		<b>TOTAL</b>	<b>\$4,799.32</b>	<b>TOTAL</b>	<b>\$3,448.09</b>
HOMEOWNER SELF HELP	\$170.00				
INTEREST	\$149.40				
LEGAL FEES	\$815.00				
LANDSCAPE REIMBURSEMENT PROGRAM	\$1,426.22				
BANK INTEREST	\$39.22				
CLUBHOUSE RENTAL	\$50.00				
POOL ACCESS FEE	\$22.50				
<b>TOTAL</b>	<b>\$2,672.34</b>				
<b>ADMINISTRATIVE</b>					
BANK CHARGES	\$4.33				
CERTIFIED LETTERS	\$405.00				
COPIES	\$496.65				
LEGAL- CORPORATE	\$99.50				
LEGAL- INDIVIDUAL	\$815.00				
MINUTES	\$100.00				
OFFICE EXPENSE	\$984.23				
POSTAGE	\$202.61				
STORAGE	\$1692.00				
		<b>CONTRACT</b>		<b>MAINTENANCE</b>	
		CLUBHOUSE CLEANING	\$610.00	CLUBHOUSE	\$1,110.85
		EXTERMINATING - MOSQUITO	\$459.52	ENTRANCE	\$555.56
		EXTERMINATING - PEST	\$115.00	HOMEOWNERSHIP SELF-HELP	\$170.00
		LAWN CARE	\$2,925.00	IRRIGATION	\$460.60
		MANAGEMENT	\$3,025.00	PARK	\$148.47
		POOL MONITORS	\$2,090.00	POOL	\$634.07
		POOL SERVICE	\$6,650.88	<b>TOTAL</b>	<b>\$3,079.55</b>
		SIGN MAINTENANCE	\$90.00		
		TRASH PICK-UP	\$47.40	<b>EXPENSES</b>	
		WEBSITE	\$75.00	FENCING	\$13,438.91
		<b>TOTAL</b>	<b>\$16,087.80</b>	<b>TOTAL</b>	<b>\$13,438.91</b>
		<b>UTILITIES</b>		<b>TOTAL EXPENSE</b>	<b>\$40,853.67</b>
		ELECTRIC	\$745.49	<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$598,437.03</b>
		GAS	\$28.10		
		TELEPHONE	\$85.25		
		WATER/SEWER	\$2,589.25		

**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**



**Community Inspections**

Community inspections are being conducted monthly, as per usual schedule.



**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, work order coordinator at [jfigueroa@mascapi.com](mailto: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

## 15 MINUTE FALL CHILI RECIPE!

This is a great fall recipe that takes only 15 minutes to prepare. After that, let this simmering dish heat up your home with warm, hearty aromas.

### Ingredients:

- 1 tbsp olive oil
- 2 bell peppers, diced
- 1 yellow onion, chopped
- 2 stalks celery, chopped
- 2 cups of vegetable broth
- 3 cloves of minced garlic
- 1 28-ounce can of diced tomatoes (fire-roasted are best)
- 1 tsp of paprika
- 1 tsp cumin
- Salt to taste
- Black pepper to taste
- 1 12-ounce bottle of beer (recommended varieties include XX and Modelo)
- 1 15 ounce can of black beans, drained and rinsed
- 1 15 ounce can of pinto beans, drained and rinsed
- Lime wedges (to squeeze into the chili while eating)

### Directions:

- 1) In a large pot, heat the oil. Add peppers, onions and celery. Cook until softened. Add garlic, chili powder, paprika, cumin and sauté for 2 to 3 more minutes. Season with salt and pepper to taste.
- 2) Add beer and cook until it has reduced by half, roughly 6 to 8 minutes, stirring occasionally. Add black beans, pinto beans, tomatoes and vegetable broth. Stir while bringing to a boil, and then reduce to a simmer. Cook until slightly reduced, about 20 to 25 minutes.
- 3) Serve with lime wedges, avocado, sour cream and cheese as topping choices.

