

Barrington Place

BANNER

APR 2025

PRESIDENT'S MESSAGE

Spring has arrived and before you know it summer will be here. The change to Daylight Savings time is always a major change. We “spring forward” at this time of year only to “fall back” on the first Sunday in November. One morning you get up to start your day and it is still dark outside, but at least one can take a walk in the daylight evening hours.

On Thursday, May 15, 2025, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the HOA clubhouse located at 13318 Rosstown, at 7:30 p.m. At the Annual Meeting, the membership will elect three (3) Board of Director positions currently set to expire on May 15, 2025. The three (3) Board positions up for election are positions 1, 2, & 3 respectively, and the terms for each position are for two (2) years. Notice of the Nominating Committee Deadline of Friday, April 11, 2025 in soliciting candidates for the May 15, 2025 election was posted online in February on the barringtonplace.net website and was sent directly to HOA members who have signed up to receive notices through TownSQ in February. Notice was also posted at the clubhouse agenda bulletin board continuously since the end of January and mentioned at monthly Board meetings. Notice was also given to HOA members in the February Barrington Banner which arrived at neighborhood homes in the mail during the week of March 16-22. Three candidates have come forward and filed to run for election before the April 11 deadline.

We encourage all Owners (not Renters) to fill out and sign the proxy form included in this Banner issue, and return those filled out proxy forms to MASC Austin Properties, Inc. at 945 Eldridge Road, Sugar Land, Texas 77478. The proxies will be used to establish a quorum for the Annual Meeting and to fill the expiring positions on the Board of Directors.

In anticipation of summer events, the clubhouse and pool facilities were inspected and found in need of maintenance for the upcoming season. The Clubhouse covered patio area was pressure washed to remove a years' worth of dirt and to remove the periodic building of wasp nests and mud dauber nests. Repairs were made to replace worn and rotted siding with Hardy Board along with some touch up paint. The wood picnic tables were sanded and stained. Open areas around light fixtures were sealed. The damaged fence and gate on the Chelston side of the clubhouse were replaced. The strobing exterior lights that flickered on and off were repaired by the electrician. For those who live near the pool and clubhouse, if you ever see the lights at the clubhouse or pool area repeatedly flickering on and off during the night, please contact MASC Austin Properties so that repairs can be made.

The pumproom and pool had worn and rotting siding replaced with Hardy Board. Rust on the ceiling entrance fan and the doors to the pool house were primed and painted. The door frames were replaced, and various holes were caulked around light fixtures. The light in the lady's bathroom was replaced. An ADA compliant Vandal Resistant Bottle filling station and single cooler stainless water fountain was purchased to replace the worn-out water fountain that had been nursed along for several years. The splashpad received its yearly repaint of its walking surface and the water toys were painted as needed. A leaning portion of the tall wooden fence near the splashpad and adjacent to a homeowner was repaired. A downspout was repaired and adjusted so the runoff headed towards the grass. A parking sign that fell over was also reset. Several Texas state mandated notice signs in the pool area that had cracked from the years of exposure to the elements were replaced.

Since the new season is around the corner, on-site pool ID card registration will be held on Saturday, May 17, 2025, between the hours of 12:00pm- 4:00pm at the Barrington Place clubhouse located at 13318 Rosstown Lane Sugar Land, TX 77478. This on-site registration will take place in addition to the registration hours that will be scheduled by MASC Austin Properties, Inc. at its office on 945 Eldridge Road, Sugar Land, Texas 77478. (Near the McDonald's for any new Owners). Notice will be provided of those registration hours when they become available.

Now that ATT Fiber has completed its work in the HOA, we have another company, “EZEE Fiber” starting its work in the neighborhood. Mr. Alex Rodriguez, Associate Director, Community & Governmental Regulations of EZEE Fiber, came to the March 18, 2025 HOA Board meeting. Mr. Rodriguez answered questions posed by the attending residents and Board Members. His Contact information is:

Mobil phone number is 713.589.4923

Email: Alex.Rodriguez@ezeefiber.com

5959 Corporate Drive, Suite 2000

Houston, Texas 77036

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PRESIDENT'S MESSAGE CONT.

By now, almost each and every home owner has seen workers in the neighborhood placing flags and using spray paint as the first step in installing underground fiber optic cables throughout the subdivision (INCLUDING IN BACK YARDS OF HOMES IN THE SUBDIVISION). The Backyard work was purportedly handled by ATT Fiber. ATT Fiber is done with its digging work in the HOA area. EZEE Fiber's work is purportedly confined to the easement area in front of the house and easements on the sides of the house.

While it is common knowledge to many homeowners, some may not know that our neighborhood has many utility easements located within it. Typically, when we think of easements, we think of the easements that are located in most home's back yards adjacent to the common fences that separate the back yards. However, the easements being used by EZEE Fiber run adjacent to and along the sidewalk area. If you have a copy of the survey of your property you will see the utility easements noted on the survey. Easements include access rights by the easement holder to reach and enter into that easement area to do their work.

As mentioned previously in other articles and postings, the HOA has no control over this fiber installation. This matter is authorized by the City of Sugar Land and work is being done in the City's easement areas. Many owners have had to deal with the inconvenience. The fiber optic cable is installed underground. This means trucks and excavation machinery are parked on neighborhood streets. Workers enter into the easement on foot and also with excavators as part of the installation process. There is digging, dirt gets piled on the street and sidewalk and there is noise. Depending on the contractor doing the work, the cable is laid underground within the easement at varying depths and reappears above ground in the front yards where it will be accessed similar to telephone pedestals. The equipment "boxes" are supposed to be installed below ground level and are green in color to "blend in". According to Mr. Rodriguez, the installation should mean a lawnmower will not hit the box as the lawnmower passes over the box. Problems have occurred with ATT Fiber installation, and it is expected that problems will happen with EZEE Fiber installation. Mr. Rodriguez made representations that they will notify everyone in advance of any work and that they will forward street schedules to the HOA for posting. Time will tell if this representation is carried through. Recent history has shown us otherwise and that the first notice you receive is the unexpected appearance from a company worker knocking at your door. The letter or notice telling you they are coming to work in your yard shows up weeks later or never arrives.

This lack of timely notice has resulted in damaged gates and locks, animals (dogs primarily) escaping from the back yard, and other land disturbances (underground sprinkler damage, plants/shrubbery being injured, and other personal property damage that is located near and within the easement area, to name a few). Hopefully, there will be no gates left open as the work should be out front by the street.

With increasing daylight hours and moderate temperatures, those "put off" exterior home improvement projects can begin in earnest. Remember to file a Request For Home Improvement Form (RFHIA) before commencing any exterior work. This form can be found online at barringtonplace.net and on TownSQ. There is no fee charged by BPHOA to submit a "RFHIA". Download the form and fill it out. For those Owners without internet and "old-timers" who do not interface with computers call 713 776 1771, to get paper forms. We have had several homeowners make improvements to their homes without getting ACC Approval first. Oftentimes, these unauthorized and non-permitted improvements are made by "flippers", who buy a house, do some work, resell the home within a few months, and are never seen again. The new buyer is then left having to fix the problem at their expense along with the accompanying aggravation in doing so. The ACC guidelines are online 24-7, so one can look and see if a project needs ACC approval.

Our kids and grandkids are still in school counting the days towards the beginning of summer recess. Please watch out for the students attending Barrington Place Elementary on Alston and Squire Dobbins. Too many people treat Squire Dobbins, Barrington Place Drive, and Alston Road as a racecourse. Please do not pass stopped school buses as students get off and on the bus. Remember Students are children. Their world revolves around meeting classmates, homework and I-Phones. Watching out for oncoming vehicle traffic is not their top priority, so we as drivers need to be extra vigilant throughout the subdivision, including the crosswalk and sidewalk areas. Please follow the instructions of the school crossing guards, when nearing bus pickup and drop-off sites, and keep an eye around the roads that lead to the elementary school. Drive slowly within the posted speed limits. Stop at the stop signs. Don't drive and use your cell phone at the same time.

City Elections are also coming up soon. On May 3, the Mayor and At Large Positions 1 & 2 will be up for election. All citizens are urged to exercise their right to vote in the May 3 election.

Finally, the HOA is always in need of volunteer help. All members of the Association are urged to volunteer to serve on committees. By observing and learning how the HOA works, you can better help the HOA. Positions are open on the ACC Committee and other Committees. If you want to help your community, we will find a way for you to help, all you need to do is ask.

2025 POOL REGISTRATION

Access to the pool will be available to all Barrington Place residents that are current with their HOA dues and have completed the pool registration form. No Owner/Resident of the Barrington Place Homeowners' Association shall be allowed to enter the pool area unless each and every patron has a current 2025 Photo ID Card issued by the BPHOA. Each pool ID card will be validated each year once the criteria noted above is verified. Additional cards or lost pool ID card replacements may be purchased for \$2.00 each. Please complete and return the attached pool registration form for processing.

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

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

Each and every person entering the pool must also sign in

RENTERS: Renters must acquire their landlords' signature for pool ID card registration. Residents will also be required to show proof of residency, i.e., state issued id, utility bill or current lease agreement.

NEW OWNER: Welcome to the neighborhood! To access the pool, you will need to purchase pool ID cards for each member of your family over the age of 3. Please complete the pool registration form and provide payment.

To obtain a 2025 pool ID card, please return the registration form included in this newsletter. To complete the registration form electronically, please download the fillable PDF found on www.barringtonplace.net or/and TownSq. 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 to drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478; or fax to 713-776-1777.

Pool ID 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 21st 9am-7pm Thursday, May 22nd 9am-7pm
Thursday, May 29th 9am-7pm Saturday, May 31st 10am-3pm

On-site pool ID card registration will be held on Saturday, May 17, 2025 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.

BP WEENIE ROAST WILL MAKE A SPLASH ON JUNE 28TH

Get ready for a big splash! The Annual Weenie Roast is scheduled for **Saturday, June 28th from 1PM - 4PM at the clubhouse and pool.** Our annual event will include games, hotdogs, pizza, snow cones, raffles for prizes and gift cards and music from DJ Sherman will be provided. Don't forget your towel and sunscreen!



SWIM WITH THE MARLINS

Come swim this summer on the Meadows Marlins Swim Team! This is a fun summer recreational swim team for ages 5 through 18 that enhances the confidence and character of swimmers while developing a lifelong skill and enjoyment of the sport of swimming. Whether you are just starting off or are an experienced swimmer, we are open to anyone! We do require that children joining the team be able to swim across the 25-yard pool. Daily swim practices begin April 28, with swim meets held on Mondays in June. All practices and home meets are held nearby at the Meadows Place Community Pool. Registration is open at meadowsmarlins.swimtopia.com. Questions? Email us at meadowsmarlins.1@gmail.com.



COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

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
acConnell@mascapi.com

BOARD OF DIRECTORS

President

Ken Langer

Vice-President

James Lucas

Secretary

Lynn Johnson

Treasurer

Al Lockwood

At Large

Melanie Cockrell



For Life

HELLO NEIGHBOR!

Ezee Fiber network construction is underway in your community.

Here's what to expect:



Paint & Flags — You may notice colored flags and chalk paint markings along the intended fiber path within the utility easement. These are to mark underground utilities like gas, water, and electricity, so please do not remove them.



Door Hangers — We'll notify you with an Ezee Fiber door hanger 2-5 days before construction is expected to begin on or near your property.



Our Crews — We use a minimally invasive boring method to install our fiber network, but construction may get messy, so we sincerely appreciate your patience as construction begins.

OUR PROMISE:

We will restore any disturbed property to its original condition. After construction is complete, and weather permitting, the restoration phase could last 10-14 days.

Questions? Contact us at 346.644.3788 or support@ezeefiber.com.



Scan the code to
learn more about our
construction process.

EzeeFiber.com | 713.255.7500

EASTER EGG HUNT

We “hop” everyone had a blast at the Barrington Place Easter Egg Hunt! See you next year!



REMEMBER TO GET ACC APPROVAL BEFORE MAKING IMPROVEMENTS!!!

A lot of homeowners are making changes to their homes without getting ACC approval before making changes. Everyone who bought and/or owns a home in Barrington Place HOA agreed to get ACC approval before making changes whether they know it or not. This is spelled out in the Declarations and in the ACC Guidelines which are recorded in the local property records. Failing to get ACC approval in advance is oftentimes accompanied by the failure to get necessary City permits. Permits usually are needed for reroofing, changing siding, driveway repairs or replacement, foundations repairs, swimming pools, additions, remodels, and outdoor kitchens, patios and patio covers. Permits may also be necessary for water heater replacement, air conditioner replacement, heater replacements, air conditioning ductwork, any electrical circuit work, electrical panel replacements, water line replacements and water softeners. See <https://www.sugarlandtx.gov>. Several homeowners have had to tear down and remove the improvements since City permits were not obtained. While many homeowners submit ACC forms and receive ACC approval before starting work there are some who do not. Sometimes the work is acceptable, and conforms to community standards and the ACC grants approval after the fact. However, the ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvements at the cost and expense of the owner. The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <http://barringtonplace.net> under the Documents tab. Forms can also be requested in person from MASC Austin Properties at 945 Eldridge Road, Sugar Land, Texas 77478, Monday thru Friday, 9AM to 5PM, during normal workdays. Forms can also be mailed to the Homeowner upon request. (<http://www.barringtonplace.sites.townsq.io>)

The phone number for MASC Austin Properties is 713-776-1771 and the fax number is 713-776-1777. Forms can also be requested by email by contacting the ACC Coordinator, Bailey Hernandez at deed3@mascap.com. There is no cost charged to the Homeowner for submitting and review of the BP ACC Form.



TOWNSQ: HAVE YOU SIGNED UP YET?

We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Barrington Place – any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!

To register your account, on your desktop, visit <http://www.barringtonplace.sites.townsq.io> using a web browser and follow these easy steps to register your account.

How To Register (must be on a Desktop)

1. Click “Log In” on the top right corner
2. Enter your account number
3. Enter your name
4. Click “Sign Up”
5. Click “Need to Register”
6. Enter Barrington Place zip code– 77478
7. Click “Continue”
8. Set your password



PEAK GREEN WASTE SEASON - IMPORTANT REMINDERS AND TIPS

Peak Green Waste season is upon us! From January through May, we typically see a significant increase in the volume of green waste placed at the curb. To ensure a smooth collection process and timely service, please read through the following information and reminders:

Why is Green Waste Volume Higher During Peak Season?

- **Increased Growth:** The milder temperatures in early spring encourage the growth of lawns, trees, and shrubs, resulting in more grass clippings, pruning, and yard debris.
- **Falling of Leaves:** Certain types of trees shed their leaves during this time, which increases the amount of green waste to be collected.

Service Adjustments

- To keep up with the increased volume, Republic Services will be using **Wednesday's and Saturday's** as additional collection days for Green Waste only.
- **There will be no service day changes for your residents.**
- If you or your residents see a Republic truck in your neighborhood collecting green waste outside of the regular service day, please don't worry. They will still collect on the regular service day as well.

Ways You Can Help Reduce Green Waste Volumes:

1. Grass-Cycling:

What is grass cycling? You don't have to bag your grass clippings. Simply leave them on the lawn as you mow, and they'll naturally break down, acting as a natural fertilizer for your grass. This helps keep your lawn healthy and reduces the amount of waste that needs to be collected.

2. Mulching:

Instead of bagging fallen leaves or pruning debris, use a mulching mower to chop them into small pieces. This can be left on the lawn or used as mulch in garden beds, reducing both waste and the need for fertilizers.

3. Pruning & Tree Care:

Be mindful of how much you prune at once. Regular, light trimming can reduce the volume of branches and twigs that need to be collected. When you do need to prune, cut branches into smaller pieces to make them easier to bundle.

Important Reminders for Green Waste Collection:

- 10 Cubic Yard maximum
- Must be in clear bag or personal container
- Sticks and branches must be in **4-foot lengths and tied or bundled.**

We greatly appreciate your cooperation during this busy season. By following these tips and reminders, you can help minimize green waste volumes and ensure a smoother collection process for all!

Thank you for your attention to this matter.





BARRINGTON PLACE INCOME/EXPENSES - MARCH 2025

INCOME

DISCOUNT	-\$800.00
ICERTIFIED LETTERS	\$950.00
INTEREST	\$293.59
LEGAL FEES	\$1,855.85
BANK - INTEREST	\$2,028.68
CLUBHOUSE RENTAL	\$500.00
LANDSCAPE REIMBURSEMENT PROGRAM	\$753.62
MISCELLANEOUS	\$45.00
TRANSFER FEE	\$250.00
TOTAL	\$5,876.74

ADMINISTRATIVE

AUDIT	\$3,400.00
CERTIFIED LETTERS	\$45.00
COPIES	\$459.48
LEGAL - INDIVIDUAL	\$1,125.04
MINUTES	\$100.00
OFFICE	\$340.20
POSTAGE	\$429.55
TOTAL	\$5,899.27

COMMITTEE

BEAUTIFICATION COMMITTEE	\$700.00
COMMUNIT EVENTS	\$450.00
TOTAL	\$1,150.00

CONTRACT

CLUBHOUSE CLEANING	\$710.00
EXTERMINATING - PEST	\$115.00
LAWN CARE	\$2,700.00
MANAGEMENT	\$3,176.25
POOL SERVICE	\$1,012.86
SIGN MAINTENANCE	\$100.00
TRASH	\$64.45
WEBSITE	\$90.00
TOTAL	\$7,968.56

MAINTENANCE

CLUBHOUSE	\$7,824.37
SIGN	\$415.00
TOTAL	\$8,239.37

UTILITIES

ELECTRICITY	\$931.02
GAS	\$53.75
TELEPHONE	\$104.61
WATER & SEWER	\$1,150.82
TOTAL	\$2,240.20

TOTAL EXPENSE **\$25,497.40**

TOTAL CASH IN ACCOUNTS **\$1,266,320.10**

YARD OF THE MONTH IS IN FULL BLOOM!

Yard of the Month contest has begun and will continue through September. Four homes (one in each section of BP) will be chosen every month and will be awarded with a Yard of the Month sign that will be placed on their front lawn all month, along with a \$25.00 Home Depot gift card. 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.



NEED VOLUNTEERS/ COME TO MEETINGS

Every year the community has an opportunity to make their voices heard. On Thursday, May 15, 2025, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, at 7:30 p.m. On that date the membership will elect 3 Board of Director positions currently set to expire on May 15, 2025. There are many ways you can help make Barrington Place a better community by volunteering. Volunteers are always welcome. Help judge yards of the month and Christmas and Halloween decorations. Join the Architectural Control Committee and help have a say so in how the neighborhood looks. Come help with the planning of budgets and learn how and why your money is being spent. Take that first step and come to the monthly Board meetings! You can learn a lot. No question is a stupid question to ask.

Barrington Place HOA
c/o MASC Austin Properties
945 Eldridge Road
Sugar Land, TX 77478

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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

BARRINGTON PLACE HOA, INC. 2025 POOL SCHEDULE

SATURDAYS		11 AM - 9 PM
SUNDAYS		12 PM - 8 PM
MONDAY	26th	Memorial Day 11 AM - 9 PM
TUESDAY	27th	CLOSED

May 31st-August 3rd

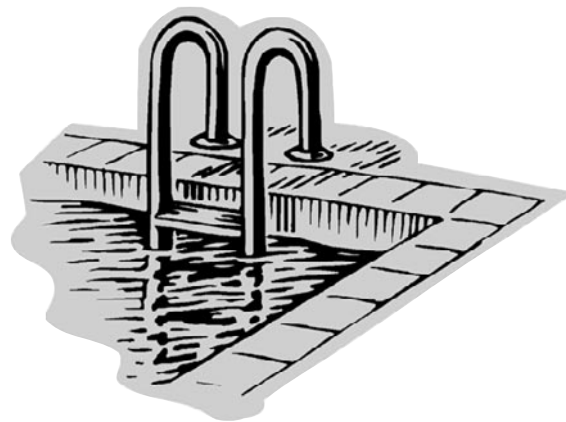
MONDAYS	CLOSED
TUESDAYS	11 AM - 9 PM
WEDNESDAYS	11 AM - 9 PM
THURSDAYS	11 AM - 9 PM
FRIDAYS	11 AM - 9 PM
SATURDAYS	11 AM - 9 PM
SUNDAYS	12 PM - 8 PM

August 9th- September 29th (WEEKENDS ONLY)

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

Exception:

MONDAY	1st	Labor Day	11 AM - 9 PM
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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