

The Villager



DECEMBER 2022

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

KINGSBRIDGE VILLAGE 2023 ANNUAL ASSESSMENTS

The 2023 annual assessments invoice will be sent out soon. Annual assessments are due on January 1, 2023. They are considered late after Jan 31, 2023 with all past due accounts assessed a interest fee of 10% along with a monthly collection fee of \$15.00 until paid in full.

Your assessments are what allow your Board of Directors to maintain your community. The assessments cover all operational costs of the Association.

PAST DUE BALANCES: If owners are experiencing difficulties a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email pmancuso@mascapi.com to make the necessary payment arrangements if you have a past due balance.



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 Kingsbridge Village – 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, visit www.kingsbridgevillage.sites.townsq.io using a web browser and follow the steps below to register your account.

1. Click "Log In" on the top right corner
2. Click "Need to Register"
3. Enter your account number
4. Enter the property's zip code
5. Enter your name
6. Click "Continue"
7. Click "Sign Up"
8. Set your password

Board Meetings

The HOA Board meetings are held the 2nd Tuesday of each month excluding December, from 6:00p to 8:00p. Please check the website and townsq for meeting login in information via Zoom. The meeting agendas are available on our website - www.kingsbridgevillage.com. or <http://www.kingsbridgevillage.sites.townsq.io>.

Important Contacts

Have a question? Please refer to our website at: 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

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

HAVE YOU VISITED OUR WEBSITE LATELY?

Please refer to our website at:
www.kingsbridgevillage.com
for community documents and forms,
news and updates and other
important information!

ANNUAL MEETING SCHEDULED FOR JANUARY 30, 2022

The Annual Meeting for the Kingsbridge Village (Houston) Homeowner's Association, Inc. has been scheduled for Monday, January 30, 2023 at 6:30 P.M. The meeting will be conducted at the office of MASC Austin Properties, Inc. located at 945 Eldridge Road, Sugar Land, TX 77478. Proxies will be mailed out for those that cannot attend.



CHRISTMAS DECORATING CONTEST!

The Christmas Decorating Contest is just around the corner! Participants should have decorations completed in time for judging the weekend of December 11th.

We plan to notify winners and have yard signs posted by December 18th. Decorate your house for the holidays and you may be a winner.

Winners will receive:
1st place, \$200 Visa gift card
2nd place \$100 Visa gift card
3rd place \$50 Visa gift card

Good luck to everyone!

ACC APPROVAL BEFORE MAKING CHANGES

The Board would like to remind residents that any and all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the guidelines set in our Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found on our website and on www.kingsbridgevillage.sites.townsq.io. on the Forms page (under the Documents menu). If there are any questions, please contact Brittany Austin at bwigley@mascapi.com or by calling MASC Austin Properties, Inc. at 713-776-1771.

HISTORY OF THANKSGIVING TRADITIONS

People follow traditions because “that’s the way it’s always been done,” but every custom started somewhere. Why turkey? What’s up with the wishbone? And who started the parade?

Eating turkey. Turkey was not the star of the show at the first feast in 1621; that didn’t happen until the mid-1800s. Magazine editor Sarah Josepha Hale read about the 1621 feast and used it as a model for an annual holiday dinner. She published recipes for turkey, stuffing and pumpkin pie, launching traditions that had nothing to do with the colonists. Today, nearly 88% of Americans eat turkey on Thanksgiving.

The Macy’s Parade. In the early 1900s, people began associating Thanksgiving with the holiday shopping season. To capitalize on this, Macy’s announced it would treat New York to a special event in 1924—the first Macy’s Thanksgiving Day Parade. Soon after, Macy’s partnered with NBC to broadcast the parade so people around the country could tune in.

Breaking the wishbone. This tradition dates back to ancient Roman times, when Etruscans fought over chicken and hen bones, which they believed would bring good fortune. The English inherited this tradition and introduced it to the New World. When they discovered the land was rampant with wild turkeys, they applied the custom to that bird instead.

Presidential turkey pardon. Every year, the President frees one lucky turkey—this fairly recent tradition began with President George H.W. Bush. He gave the first official pardon to a turkey in 1989. The survivor lived out its days at a Virginia petting zoo.

MISSION BEND LIBRARY

Mon – 12:00 noon – 9:00 pm
Tue/Wed – 10:00 am – 9:00 pm
Thu – 10:00 am – 6:00 pm
Fri – 12:00 noon – 5:00 pm
Sat – 10:00 am – 5:00 pm
Sun – CLOSED

Address:
8421 Addicks Clodine Rd
Houston, TX 77083



HOLIDAY SAFETY TIPS

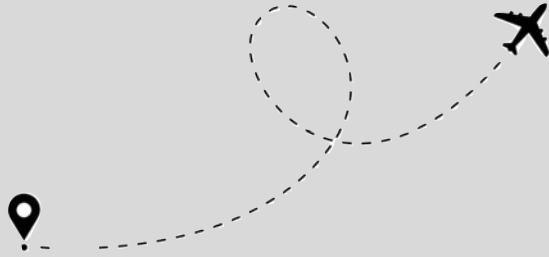
Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe.

However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.



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HOW TO ORGANIZE YOUR TRAVEL PLANS



Traveling soon? Don't just rely on Post-it notes and your email inbox. Thanks to all the travel apps and websites that have popped up in recent years, organizing your travel plans has never been easier.

Here are a few of the most popular:

For finding airfare: Google Flights, Kayak and SkyScanner help you draw a quick baseline for the cost of flights. They also suggest alternative days to travel if you can be flexible on your travel dates to save a little money.

For researching hotels: The professional photos a hotel posts on its website aren't always reflective of the truth. TripAdvisor offers thousands of consumer reviews along with photos that have been uploaded by travelers rather than advertising professionals. If you do arrive at a hotel and don't like it, apps HotelTonight and Roomer can help you find a suitable (and likely discounted) alternative there on the spot.

For keeping track of your details: Flight times, your hotel's address, rental car info, confirmation numbers—so many numbers you want at your fingertips when traveling. TripIt and TripCase are two apps that strip out unnecessary information and put what you need to know from confirmation emails into a well-ordered itinerary. They're both free, but you can pay \$49 annually for a more robust TripIt Pro with extra features like notifications of gate changes and alerts when a better seat becomes available.

For road trips: iExit tells you what services are where at various U.S. highway exits so you can decide whether to wait or turn off now. Roadtrippers finds all the great American roadside attractions as well as restaurants and other services that are close. And GasBuddy compares gas prices of all the nearest stations.

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or info@preparedpublications.com.

WINTER LAWN CARE TIPS FOR A BETTER SPRING

The winter is when you spend the least amount of time thinking of your lawn. There are a few things you can do during the winter to ensure a beautiful lawn when spring rolls around again. Late fall or early winter are the best times to fertilize cool season grasses.

Before the first freeze, give your lawn a thorough fertilizing to replace all of the nutrients that can be lost from the soil during the hot summer months. Once the weather turns cold, the fertilizer will remain in the soil and feed your lawn's roots all winter long.

When spring comes your lawn will be full of healthy, lush, green grass that has been feeding on good fertilizer nutrients.