

The Villager



WINTER 2021

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

LETTER FROM THE BOARD

Fellow homeowners,

We hope everyone is healthy and staying safe. As the states have begun to lift mandates, let's continue to make good decisions regarding following the CDC guidelines. Let's all continue to wash our hands, practice social distancing especially if we are not feeling well and if coming into contact with those who are most vulnerable. And continue to wear your masks. Also there are many who are still recovering from the winter freeze that occurred in February. Continue to share information with each other about any county or local resources that are found. We have a website where information can be posted, <https://www.kingsbridgevillage.com/>. Please contact MASC Austin properties with any resources that you would like to share.



This edition of the newsletter includes tips for beautifying our yards in preparation for Spring. This is just in time for the Yard of the Month monthly contest which begins in April and goes through October. Also our new landscaping team is busy keeping our community beautiful. As the weather begins to warm up, we want to remind everyone to stay hydrated. We encourage everyone to drink plenty of fluids, especially if engaging in any outdoor activities.

Commercial vehicles are prohibited from parking in the neighborhood and there are parking guidelines when parking in a cul-de-sac. Most of all, we ask you to be courteous to your neighbors. We are researching enforcement options to help assist with this ongoing problem. If you need any assistance with community issues, contact Leticia Gomez at MASC Austin Properties at (713) 776-1771. They are open M-F 9am-5pm.

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 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.mas capi.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.

INTRODUCING 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 <http://kingsbridgevillage.sites.townsq.io/0>, use your account ID and the association zip code (77498 or 77083). 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 have any questions regarding this new process as we are excited to offer these new services to your community.

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. **

COVID-19 RESPONSE UPDATE

Closure of Management Office Visitation: In order to maintain management responsibilities to our communities, office staff has been minimized to allow for proper distancing and sanitization protocols. All other staff has been and will continue to work remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.

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

Teleconference Board Meetings: Board Meetings are currently being held by teleconference. Notice of any teleconference Board meetings will be posted to the website and posted on the TownSq app. Please use the credentials found on the TownSq app community website to dial in and access the teleconference meetings.

Suspension of Community Event Attendance: All community events have been suspended until further notice.

Common Areas are now open: The playground is open with capacity limitations and social distancing restrictions.

IMPORTANT COMMUNITY NEWS AND REMINDERS

Make Sure To Submit Before Starting An Improvement

We have noticed many homeowners are taking advantage of this time to make improvements to their home. Just as a reminder if you are making any type of improvement to the exterior of your home, you must first submit an Architectural Improvement request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room addition, and replacement of the roof, driveway and fence.) You can find the required form on our website. Please make sure to submit the form with the necessary information and samples for a quicker response. We are receiving several applications and processing as quickly as possible to avoid delays in the work being done.

Painting Brick on Homes is Not Allowed

Please note that painting the brick on your home is not permitted. Exterior painting must be in compliance with the association governing documents and approved by the Architectural Control Committee. If you are making any type of improvement to the exterior of your home or lot, you must submit a Request for Home Improvement form and receive approval before starting the work. You can find the form on our website.

Make Sure To Report Streetlights in Need of Repair

If a streetlight is out or in need of repair, there are several ways to report it: You can call MASC Austin Properties, Inc. at 713-776-1771 with the address and pole number of the streetlight. We will call Centerpoint Energy and report it for repair. You can call CenterPoint Energy directly at 713-207-2222 to report. Make sure you have the pole number and address. You can also submit your repair request online at the following website: www.centerpointelectric.com under "Report a streetlight outage".

Make Sure Your Pet Is On A Leash!

Dogs and cats may not run loose in our neighborhood. An animal on a leash is considered to be under direct physical control of a person. When animals are not on a leash they must be otherwise restrained, either behind a fence or in some other enclosure that will prevent their escape. Running at large may result in impoundment of the animal or in the issuance of one or more citations. For the safety of your pet, your neighbors, and the community, please make sure to keep your pets on a leash or inside your property.



NEIGHBORHOOD SECURITY INFORMATION

Seal Security

S.E.A.L. Security: Dispatch: 713-422-2770

Vacation Watch

Please call for more information on the Vacation Watch Program.

A message from Fort Bend County Sherrif's office

Please call the non-emergency number 281-341-4665 if you would like to report an incident or have a concern about something going on in your area. We want to make sure that we can get you the help you need as quickly as possible. Posting and sending messages via Nextdoor may not solicit a quick response. We also cannot take reports via Nextdoor. So PLEASE remember if you are needing to speak to someone about an issue that you are having, give us a call. We are open all day every day and will be more than happy to assist you!

Remember if it is an emergency PLEASE call 911! Fort Bend Sheriff's Office Emergency: 911.
Non-Emergency: 281-341-4665.



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HURRICANE PREPAREDNESS

Continue to Factor COVID-19 into Your Evacuation Plans for Next Hurricane Season

As always, you should know your evacuation zone and identify your best protection from high winds and flooding. But in 2021, everyone also needs to identify their best protection from COVID-19. FEMA's pandemic guidance warns the public that "your best protection from the effects of a hurricane may differ from your best protection from disease." For example, space in shelters may be limited due to the pandemic, so shelters may not be the safest choice.

Here's what FEMA recommends:

- **Shelter in place.** Unless they live in a mandatory evacuation zone, they should have a plan to hunker down at home instead of going to a shelter, if it is safe to do so.
- **Stay with family or friends.** Residents who live in a mandatory evacuation zone or in a zone that becomes unsafe for sheltering in place will benefit from having a plan to stay with relatives or friends outside of at-risk areas.
- **Only go to a shelter if there are no other options.** Keep in touch with authorities about local shelters as all shelters may not be open as usual and availability may change, due to the pandemic or the progression of the storm.
- **Have health and safety supplies ready to go.** Residents that must go to a public shelter should bring a bag with cleaning products, hand sanitizer, and two cloth face coverings per person to mitigate the spread of the disease.

Hurricane Preparedness Kit

According to ready.gov, these are the items you need to put in your hurricane preparedness kit:

- Battery-powered radio
- Cell phone with chargers and a backup battery
- Dust mask
- Extra batteries
- First aid kit
- Flashlight
- Food
- Local maps
- Can opener
- Moist towelettes, garbage bags and plastic ties
- Plastic sheeting and duct tape
- Water
- Whistle
- Wrench or pliers

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

Spring Lawn Tips

There isn't much more satisfying to a homeowner than a well manicured, green lawn. For the past few months, your lawn may have turned brown from the cold, gray winter weather. Early spring is an excellent time to get a head start on your lawn care.

Stop summer weeds: Don't let annual weeds ruin the look of your lawn. Spread a pre-emergence herbicide to stop them before they sprout. Apply the pre-emergence product now for best results.

Begin mowing: Start mowing your lawn as it begins to grow in mid-to-late spring. Don't let thatch build up. Thatch is a layer of old, dead grass stems that builds up on lawns. It prevents air, water, and nutrients from getting to your lawn's root system. Remove thatch before the grass starts growing in summer.

Fertilizing: Fertilizer can help your lawn grow thick and lush, but if it's not used properly, it can actually damage the grass. A slow-release nitrogen fertilizer is best, and no more than 1 pound (0.45 kilograms) of nitrogen should be spread per 1,000 square feet (93 square meters).