

The Villager



FALL 2019

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

Annual Meeting scheduled for January 14, 2020

The Annual Meeting for the Kingsbridge Village (Houston) Homeowner's Association, Inc. has been scheduled for Tuesday, January 14, 2020 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.

New Website Coming!

We will be revamping our website in the coming weeks. Stay tuned for a new and improved website for the new year!

HOA Assessment Notices

HOA assessment notices will be mailed out soon and included in the mail out will be a request for homeowner's to sign up for email communication from the management company on behalf of the HOA. Stay tuned and consider signing-up for notifications.

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 14th and 15th. We plan to notify winners and have yard signs posted by December 23rd. Decorate your house for the holidays and you may be a winner. Good luck to everyone!



Remember To Get ACC Approval First!

The Kingsbridge Village Architectural Control Committee (ACC) stands ready to help ensure that our neighborhood reflects the pride and care of its residents. The purpose of ACC is to focus on structural, landscape and general upkeep and to insure compliance to those conditions as outlined in our Covenants, Conditions and Restrictions. All changes and improvements made to the exterior of your home must be approved by the ACC. PLEASE DO NOT START WORK UNTIL you have received an approval notice from the ACC. Please contact Brittany Austin, MASC Austin Properties, Inc 713-776-1771, before beginning any projects.

Calling All Volunteers!

A community is only as strong as the people who participate in it. We need volunteers for the Board and committees. If you would like to volunteer, please contact Leticia Gomez of MASC Austin Properties at: (713) 776-1771 or lgomez@mascap.com.

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

Board Meetings

The HOA Board meetings are held the 2nd Tuesday of each month excluding December. If you would like to attend, the meetings are open to residents from 6:30 p.m. to 7:00 p.m. The meetings are held at Austin Properties' office located at 945 Eldridge in Sugar Land. The meeting agendas are available on our website - www.kingsbridgevillage.com.

4 HOME HAZARDS YOU MAY NOT KNOW ABOUT

You have smoke detectors. Your doors have good locks. The bathtub has a slip-free pad. By all accounts, your home is a safe and secure place for your family to live. However, there are some hazards that many homeowners don't consider or even know about. For instance:

1. Blocked eavestroughs. Eavestroughs clogged with leaves and other debris can cause rainwater to overflow next to your foundation and create a leak.
2. Clogged dryer vents. High temperature air combined with lint is an ideal condition for a fire. Check and clear the dryer vent at least once a year.
3. Dirty faucet heads. Kitchen and bath faucets often have built-in screens to spray the water evenly. Unfortunately, dirt and other contaminants can build up on these and possibly affect the quality of the water. Clean faucet heads regularly.
4. Tripping hazards. You could step around a loose section of carpet for years and then one day, in a moment of distraction, trip over it and fall. When you see a potential tripping hazard in your home, don't ignore it. Fix it.

Being diligent about home safety takes a little bit of time. But, if it prevents one injury or illness, it's worth the effort.

VACATION WATCH



If you're heading out of town for the holidays, you may want to have S.E.A.L Security provide vacation watch for your home while you're gone. You can find their Vacation Watch form on our website (www.kingsbridgevillage.com), on the Home page under KBV at a Glance on the right side of the page.



PLEASE KEEP PETS ON A LEASH
Please remember to keep your furry friends on a leash when in the community. Thanks!

IN THE KNOW: HOLIDAY SAFETY TIPS FOR THIS SEASON

The Holiday season is upon us and we are all going to be very busy through the New Year. We are all getting the food together and cooked for Thanksgiving and then there is all the shopping for Christmas gifts. With all that to take care of, it is hard to stop and think about safety while getting it all done.

Here are a few tips to get you through this Holiday Season safely.

Thanksgiving: According to the CDC (Centers for Disease Control and Prevention) food handling errors and inadequate cooking are the most common problems that lead to poultry-associated food borne disease outbreaks in the United States. Following four simple steps can help protect you and your loved ones from food poisoning.

1. Clean: Wash your hands and surfaces often
2. Separate: Don't cross contaminate
3. Cook: To the right temperature
4. Chill: Refrigerate promptly



Christmas: While shopping, stay alert to your surroundings and the people around you. Shop with a friend; there is safety in numbers. Criminals look for the "high dollar store" shopping bags with your purchases. When possible, slip bags/purchases in a plain nondescript bag. Avoid carrying large amounts of cash and pay for purchases with a check, credit, or debit card. When you are finished shopping, Walk briskly, confidently, and directly through the parking lot. Ask the Security Officer to escort you to your vehicle if you are uncomfortable. Be cautious of people handing out fliers or asking questions in the parking area. Watch for people who may be following you. This can occur inside as well as outside the store. If you suspect that you are being followed, report it to the store or mall Security immediately. Always keep the outside of your home well-lit with doors locked and window curtains closed. Don't display gifts beneath the Christmas tree that can be seen from windows or doors. After the holidays, don't advertise gifts received by the boxes left for trash collection. Stay safe!

HELP KEEP THE COMMUNITY CLEAN - TRASH & RECYCLING

Every minute a sack of fast-food trash gets thrown from a vehicle's window. Did you know that 33 percent of all littered garbage is fast food waste? Styrofoam containers take many years to decompose. It also takes many years for aluminum cans to biodegrade, of which these make up 28 percent of incorrectly disposed trash. Littering certainly doesn't help the environment but most importantly it hurts humans as well as resulting in the deterioration of our planet. Reversing neighborhood litter and pollutants back to green environments is our challenge.

Littering is letting trash or garbage lie in an open place or area. Litter is not only an eyesore it also has very bad effects. Plastic shopping bags are an example. They have become a big issue as their light weight makes it easy for them to travel in the wind. This kind of litter gets stuck in trees, fences and storm drains. This plastic bag litter also impacts the health of smaller wild animals.

If you see litter in the community, please pick it up and dispose of it properly. It is good practice to recycle the litter you've collected, if at all possible. Contact Fort Bend County's recycling center (281-633-7581) for advice on whether certain materials should be collected separately, where they should be taken on how they should be disposed. You can also visit their website at:

www.fortbendcountytx.gov/government/departments/county-services/recycling-center-hhw

To protect, save and improve our environment from litter it first starts making observations and changes at home where we live, in our neighborhood and beyond.

Green is possible when we start by cleaning up our own litter. We should be doing this for the good of the earth and its wildlife and humans, as we are the only ones who can make that change. Thank you for helping to keep our neighborhood beautiful.

UPCOMING EVENTS AROUND TOWN!

Sugar Land Holiday Lights Sweetened by Imperial Sugar

Sugar Land Holiday Lights Sweetened by Imperial Sugar will kick off your holiday season with over 3 million lights and a full evening of entertainment including: Constellation Field light maze plus animated displays throughout the infield, a state-of-the-art 40 foot animated holiday tree, a light-studded Texas flag, on site holiday shopping at the Holiday Walk and back by popular demand the family-themed carnival located on the back Constellation Field parking lot. The carnival will feature thrilling rides, games and the traditional carnival food and beverages. Santa Claus will be at Sugar Land Holiday Lights from Nov.22 – Dec. 23 for photo opportunities and meet-and-greets to create memories that families will never forget.



Holidays in the Plaza featuring the Houston Show Choir

Saturday, December 7 @ 5:00 pm - 7:00 pm at the Sugar Land Town Square. Kick off the Christmas season with a blockbuster performance by the full cast of Houston Show Choir. Three choirs will take you on a fun journey through the holidays with pop, country, disco, rock, show tunes, jazz, and more, with fun for all ages. Put sparkle in your holiday season and get your toes tapping as these singers chase away your Scrooge blues.

Fort Bend KIA 30K

Come run those holiday meals off! The race is 18.6 miles starting and ending at Sugar Land Town Square. To be held on Sunday, December 15, 2019 at 7:00 AM. More details can be found online at: www.slfinishlinesports.com/sugar-land-finish-line-sports-30k.

Kingsbridge Village Homeowners Association, in care of MASC Austin Properties, Inc. 945 Eldridge Road Sugar Land, TX, 77478

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- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

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FLOOR CLEANING TIPS & TRICKS

Regardless of how tidy you are, your floors, rugs, and carpets get dirty. Between the dirt you track in on your shoes, the accidental spills, and the inevitable accumulation of dust, your floors can get quite grimy. Here are a few cleaning tips and tricks for all types of flooring.

Natural Stone Floors: One of the most important rules when it comes to cleaning natural stone, is to steer clear of acidic products like vinegar, ammonia, or bleach, as they can ruin the stone. Your best bet is to use a pH-neutral cleaner that won't react with the minerals in your stone floor.

Tile Floors: Tile is easy to clean. Simply combine ¼ cup of vinegar and one drop of dish soap in a spray bottle. Fill the rest with water and mix well. Spritz the mixture onto your tile surface and wipe it down with a microfiber cloth or mop. Steaming the tiles and grout will provide a deep cleaning.

Carpets: Unlike other flooring surfaces, carpets have their own set of rules. For a deep clean, it's best to steam clean your carpets. For regular cleaning, using a vacuum should suffice.

Hardwood Floors: Wood floors need a lot of attention. Start by determining whether your floor is sealed or not. If it's unsealed, avoid using water and instead try mineral oil and periodic coats of wax. If the floor is sealed, a simple mix of hot water and soap is a safe bet.

Linoleum: Start by sweeping or vacuuming the floor to get rid of dust, hair, and dirt. Then add about six drops of mild detergent or dish soap to a gallon of warm or hot water. Dampen a mop with the mixture and use it to clean the floor in sections. Avoid getting the mop too wet, and make sure to dry the floors with a towel when you're done. Standing water can damage linoleum.