

SUGAR MILL

RESIDENTIAL NEWSLETTER

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COMMITTEE MEETING ARE NOW
BEING HELD IN PERSON.
PLEASE CONTACT YOUR COM-
MITTEE CHAIR TO ATTEND THE
NEXT MEETING.

BOARD MEETINGS BEING HELD
IN PERSON AT THE METHODIST
CHURCH. PLEASE CONTACT
REALMANAGE FOR DATES AND
TIMES.

REALMANAGE
16000 BARKERS POINT SUITE 250
HOUSTON, TX 77079

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Assessments are past due!

REMINDER

If you have not yet paid your annual Sugar Mill HOA dues please do so immediately. Otherwise you risk increase fees and interest on your existing balance.

These dues help us maintain our community through beautification projects, maintaining amenities, and funding capital improvements within our wonderful neighborhood.

Homes that are not current with their HOA dues will miss out on accessing the amazing amenities within our community, including the tennis and pickleball courts, our pools, and the new splash-pad.

To inquire about the status of your assessment, please contact Real Manage.

Great fences make Great Neighbors... and Communities!

The next phase of the Sugar Mill fence replacement project is currently underway. After the completion of the wooden fence replacement, we are now working to begin upgrading the existing cement fences that are showing years of wear and tear.

We are currently working with the City of Sugar Land, who has offered our neighborhood grants to assist in the completion of this project. This will help lessen the burden of cost to every home owner in Sugar Mill and help us continue to improve our community.

We need your help: People with cement fences slated to be replace in the first 2 phases will be contacted, if not already, and sent a letter that will need to be signed and notarized. The need for this signed affidavit is a requirement for the city of Sugar Land in order for us to receive the generous grant that will help fund this project.

If you have any questions please feel free to contact Real Manage.



MELANCHOLY GARBAGE TRUCKS

CUL-DE-SAC PARKING ON TRASH DAYS

POOL SCHEDULE

GET EXCITED ABOUT THE UPCOMING POOL SEASON

I'M ON A BOAT

MISTY LAKE BOAT PARADE SCHEDULE 2024

Making a Splash!

The new splash pad has recently been fenced in and will require a numbered key code to access. Please contact Real Manage to receive your code.

The Splash Pad will be accessible starting **March 8th!**

NextDoor: the app

nextdoor

NextDoor is a web-based mobile platform that brings communities together. Their slogan is: By bringing neighbors together, we can cultivate a kinder world where everyone has a neighborhood they can rely on.

Just like any other social media platform, NextDoor can be used to foster a sense of community and inclusiveness... OR it can be used as a bullhorn for idiocy. The choice is truly in the hands of those that use the platform.

IMPORTANT NOTE: The Sugar Mill HOA board does not officially monitor or respond on NextDoor. While anonymously attacking people in the virtual world may feel good in the moment, it really just makes you seem silly and unneighborly.

Architectural Control Committee

If you have Spring projects coming up, please remember to submit an Architectural Request Form for approval. For your convenience the form may be found on our website homepage at <http://www.sugarmillhoa.net>



Melancholy Garbage Trucks

Our waste management company has done a great job in their pick ups, but they are a bit sad.

They want to pick up everyone's garbage, but are having difficulties in our numerous cul-de-sacs.

As it turns out, their trucks can't turn in cul-de-sacs that have parked cars. This prevents them from being able to pick up trash on these streets (and nobody wants 5 day old shrimp tails smelling up their side yard).

If you live on a cul-de-sac please **DO NOT** park in the street on Mondays or Thursdays. This will ensure consistent and uninterrupted trash, waste, and recycle pickups.



Speaking of Cul-De-Sacs

(Arguably, I've typed the word cul-de-sac more times in the writing of this newsletter than I have at any other point in my entire life)

As summer approaches, we need help from people that live on our beautiful cul-de-sacs. We are offering reimbursement to individuals willing to water our lovely French named street circles. If you want to become part of our water reimbursement program, please contact Real Manage.



Spring Gardening

As we enter the Spring season, prepare your lawn and garden for the best outcome. Start mowing the lawn more regularly as it is resuming the growing season and this will help eliminate weeds. If weeds pop up, be sure to cut them back quickly to prevent flowering and re-seeding. Fill bare patches of your lawn with sod and apply lawn food to encourage rooting and growth. Be sure to water new sod regularly.

This is also the time to plant shrubs such as roses and azaleas. If you have established roses, now is the best time to prune them and start applying rose food on a monthly basis. Feed Hibiscus, Bougainvillea, and Plumeria. This will help plants to put out new lush growth and plenty of blooms.

In mid-March, it's generally safe to move houseplants back outside into shade and repot if necessary without worry of another strong freeze. Plant color annuals such as marigolds, petunias, bachelor buttons, coleus, forget-me-nots, dusty millers, annual phlox, geraniums, impatiens, begonias and more! Sun Perennials include Shasta daisy, rudbeckia, gaillardia, verbena, coreopsis, lantana, perennial salvias, bee balm, and porterweed. Shade Perennials like shrimp plant, Persian shield, leopard plant, turk's cap, sweet potato vine, and creeping jenny can provide beautiful color to your gardens.

Electrical Fire Safety Tips

Each year in North America, hundreds of people die and thousands more are injured in accidents involving electrical fires or shocks.

Most of these incidents can be prevented by following simple electrical-safety rules:

Electrical cords and outlets

- Never overload electrical outlets, and use only one appliance per extension cord.
- Maintain all electrical cords. Replace any cord that is cracked, frayed or otherwise damaged. Also, replace cords that become hot when in use.
- Never allow an electrical cord to become crimped against walls or furniture.
- Don't run extension cords under rugs or across doorways, and never hang them over nails. This may cause the insulation to deteriorate, exposing a wire that can cause a fire or electric shock.
- Have a professional electrician replace old or damaged outlets with modern, three-wired, polarized receptacles. Proper grounding is essential to minimize fire and shock hazards.
- Plugs should match outlets. Three-pronged plugs require three-wired receptacles or a properly grounded adapter. Polarized plugs with one prong wider than the other require polarized receptacles.
- Never cut off or bend the ground pin of a three-pronged plug. This ground connection protects from severe shock caused by a faulty cord or malfunctioning appliance.
- Never alter the wide prong of a polarized plug to make it fit into an outdated outlet.
- Protect children from electrical shock by installing plastic safety inserts in unused outlets.

Fuses and circuit breakers

- If a fuse blows or a circuit breaker is tripped, don't just replace or reset it. Find out what caused the circuit to overload and correct the problem.
- Never replace a fuse or circuit breaker with one that exceeds the amperage rating for a given circuit.
- Avoid using several high-amperage appliances - such as irons or other heat-producing appliances - on the same circuit.
- Never replace a fuse with material that conducts electricity.

Warning signs

You can spot many electrical problems before they cause a fire or shock.

Be alert to the following danger signs:

- If fuses blow or circuit breakers trip frequently, wiring may not be adequate. Shrinking television pictures and slow to heat irons and toasters are tip-offs that wiring may not be adequate. Call a licensed electrician to check and/or update wiring in the home.
- Feeling a tingle when you touch an electrical seasonal light.
- Discoloration of wall outlets.
- A burning smell or unusual odor coming from an appliance or wiring.
- Sizzling sound at wall switches or outlets.
- Flickering lights. If you cannot locate a problem inside your home, call your power company or an electrician immediately.

Poo Patrol!

While our 4 legged friends are, at many times responsible for being affectionate towards us, we humans are responsible for disposing of their waste properly. There are doggy waste stations provided for our little friends. There you will find small plastic bags (feel free to use two bags if your dog leaves particularly large 'steaming divots') and a waste basket for the bag.

Picking up after your pet is more than courteous. Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

In fact, it is illegal to leave your dog's waste on any property that you do not own! The law is stated in Sec. 3-13 and Ord. No. 1722, § 1 in Sugar Land's codes and ordinances.

How silly you will feel if you receive a ticket for being a irresponsible pet owner? Be a good neighbor and pick up after your pet! For more information about the codes and ordinances please visit www.sugarlandtx.gov.



Pool Schedule:

We are excited about the upcoming summer pool season!

Here is the Pool schedule:

7th Steet Pool:

Dates: 5/25/2024 - 8/6/2024

Monday -	Closed
Tuesday -	1:00 PM - 8:00 PM
Wednesday -	1:00 PM - 8:00 PM
Thursday -	1:00 PM - 8:00 PM
Friday -	1:00 PM - 8:00 PM
Saturday -	1:00 PM - 8:00 PM
Sunday -	1:00 PM - 8:00 PM

Dates: 8/7/2024 - 9/2/2024

Saturday -	1:00 PM - 8:00 PM
Sunday -	1:00 PM - 8:00 PM

Lake Center Pool:

Dates: 5/25/2024 - 8/6/2024

Monday -	10:00 AM - 8:00 PM
Tuesday -	Closed
Wednesday -	10:00 AM - 8:00 PM
Thursday -	10:00 AM - 8:00 PM
Friday -	10:00 AM - 8:00 PM
Saturday -	10:00 AM - 8:00 PM
Sunday -	10:00 AM - 8:00 PM

Dates: 8/7/2024 - 9/2/2024

Saturday -	10:00 AM - 8:00 PM
Sunday -	10:00 AM - 8:00 PM



HOW TO LOWER YOUR ELECTRICITY BILL

1. Check seals on windows, doors and appliances: Make sure your fridge and freezer are well sealed to keep the cold air where it belongs. The same goes for doors and windows. A bad seal allows energy to seep out, draining your wallet in the process.
2. Fix leaky ductwork: Improve the efficiency of heating and cooling systems by repairing leaky heating, ventilation and air conditioning ducts.
3. Give your thermostat a nudge: Set your thermostat back 10 to 15 degrees when you're asleep or away from home. Doing so for eight hours can lower your annual heating and cooling costs by around 10%. A programmable thermostat does the work for you.
4. Adjust your fridge and freezer temperature: Set your fridge to 38 degrees and your freezer between 0 and 5 degrees. This will keep your food fresh, but your fridge and freezer won't need to work as hard to maintain the temperature.

I'm on a boat!

Mark your calendars!! The Misty Lake boat parade schedule for 2024 is as follows:

- Sunday, March 10
- Sunday, April 7
- Sunday, May 12 for Mother's Day
- Monday, May 27 for Memorial Day
- Sunday, June 16 for Father's Day
- Sunday, June 30 to kick of Independence Day celebrations
(The 4th is on a Thursday this year)
- Sunday, August 11
- Monday, September 2 for Labor Day
- Sunday, October 6 for favorite teams (any team, not just sports teams)
- Sunday, November 10
- Sunday, December 22 for the annual Christmas Boat Parade



Come, bring the family and enjoy some wholesome entertainment. We typically start the parades 30 minutes to an hour before sunset, there may be exceptions. The Lake committee will send a reminder with confirmed start times the week before each parade. All parade dates are if the weather permits.

VOLUNTEERS NEEDED!

Hello Neighbors! Our community is dependent upon the help of many selfless individuals that volunteer their time to the continued improvement of Sugar Mill.

But, we need more help! Would you like to help our community by volunteering your time? Our current needs include *Christmas Decoration management, July 4th parade coordination, and Neighborhood street light liaison.* If you are interested in helping please contact Real Manage and the HOA board will respond quickly.



CALL VICKI!

DOING GOOD IN THE NEIGHBORHOOD

*If you are Buying or Selling in Sugar Mill,
call Vicki Haislup at 281-844-0093 or
vickih@waynemurray.net.*

I'm fully committed to providing you with what my company calls "The Weichert Difference" - a noticeably higher level of service that will make your real estate experience easy and stress-free. I would welcome the opportunity to make a difference for you.



Weichert

REALTORS

The Murray Group



Top 7 Spring Cleaning Tips

1. Make a Schedule

Scope out your home: What areas need the most work? Where do you skip during routine cleaning? Those are the best places to start. Having a plan will keep you focused on the task at hand. Just go room by room.

2. De-clutter

Studies show that a disorganized home adds to your stress level. It signals to your brain that work is not done.

Set aside some time to:

- Dust and organize your office
- Look through that dreaded junk drawer (and desk drawers!)
- Organize your closets

You may be surprised how fresh you feel after you eliminate unnecessary stress from your life.

3. Use a HEPA Vacuum

You can remove more than just dust build-up when you vacuum. A high-quality HEPA vacuum is one of the best spring cleaning supplies to arm yourself with. They catch tiny airborne particles you cannot see but can stir up allergy symptoms. They trap things like pet dander, allergens and other household particles.

If you don't have a HEPA vacuum, look for a vacuum with attachments like dusting brushes, crevice tools and hoses that can be used to clean more than just your floor. These tools make it simple to clean ceiling fans, cobwebs in corners, pillows, and tight spaces like behind furniture. Be sure to move your furniture too (or at least vacuum under it).

4. Always Work from Top to Bottom

When you think about how to spring clean your home, it is important to start from the ceiling down. This will force debris downward and keep you from having to re-dust or re-clean your space. If you have a vacuum with an extension hose, use it to get cobwebs and dust from your ceilings and fans first. Then dust your furniture and other items before vacuuming all the dust and debris off your floors. It will save you time.

5. Walls and Windows Need Love too

People almost always clean their floors, but they typically forget about walls and windows. Not all dust settles on the floor and other surfaces. Just use a damp towel to wipe down walls and blinds (starting from the top). Remove and wipe down the window screens outside.

6. Don't Be Scared of the Kitchen and Bathroom

Here are a few common trouble areas people forget about:

Kitchens

- Wipe down your cabinets.
- Go through your pantry and refrigerator. Wipe down the shelves, and throw away any old items.
- If you have stainless steel appliances, be sure to use gentle cleaners to avoid scratching or other issues.

Bathrooms

- Change your shower curtain.
- Go through your cosmetics drawer or medicine cabinet and throw away any expired items.

7. Don't Forget About Your Air

Replacing furnace and HVAC filters is one of the most important and overlooked parts of spring cleaning. In fact, replacing a standard filter with a more robust one with a high MERV rating will help keep you healthier as you enter spring.

It will catch smaller, irritating particles. Air conditioner ducts build up dust during winter, and upgraded filters catch unwanted particles so they don't enter your space. It's an inexpensive way to make sure you're breathing clean, healthy air.

The best way to ensure healthy spring air void of allergens, indoor chemicals or odors is with an air purifier. If anyone in your home suffers from allergies or wakes up stuffy during allergy season, adding an air purifier to his/her bedroom will help.

Ways to Connect In Sugar Mill

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

Website: sugarmillhoa.net

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions, ACC Applications and current pertinent information.

Residential Portal: realmanage.com

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.

RealManage: Property Management

16000 Barkers Point Ln #250, Houston, TX 77079

(866) 473-2573 Property Manager: Maria Leal

EmailBlast:

SUGMILL@Ciramail.com

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

Sugar Land 311: Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events

- sugarlandtx.gov - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved.

Be in the know. There is so much to encounter in our Great City of Sugar Land!

Lies and Intrigue on the Internets

There has been a rash of inaccurate information and emotional rants on social media platforms with regard to our beautiful neighborhood, Sugar Mill. The internet is a wonderful place full of opinions. While we all appreciate others opinions, how can you ensure the information you've received about Sugar Mill is correct?

You can sign up to be on the Sugar Mill HOA email where we share pertinent information about our neighborhood. You can email the board directly. You can come to our monthly HOA board meetings that are open to all residents.

However, it is important for Sugar Mill residents to know the the HOA board does not use NextDoor or any other online social platform to share information.

COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them in your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the city-of-sugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.



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Are you and your family New to the Community? Welcome!

If you are new to the Sugar Mill Community, whether as a homeowner or renter--Welcome! As a new resident, you may not be aware of our deed restrictions for the Community. Please log on to our website Documents (sugarmillhoa.net) for a list of our guidelines and restrictions. To keep informed, please sign up for email notifications on the same website Contact Us (sugarmillhoa.net)



MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

Helping buyers and sellers fulfill their real estate dreams for 36 years.

Choosing Between Annual and Perennial Plants

When beautifying your yard, one key decision is whether to opt for annual or perennial plants. Each type offers its own set of benefits and considerations, making the choice important for any homeowner with a garden.



Annuals
 Annual plants complete their life cycle within a single growing season. They typically sprout, flower, seed and die off all in the span of one year. While this might seem like a short lifespan, annuals often boast vibrant blooms and a continuous display of color throughout the season. They're perfect for adding instant charm to your garden beds or containers and offer the flexibility to change your landscape design annually.



Perennials
 Perennial plants are the long-term players in your garden. Once established, perennials return year after year, bringing a sense of permanence and reliability. While they may have shorter bloom periods than some annuals, perennials often have a more extensive root system, making them more drought-tolerant and requiring less maintenance. Additionally, perennials come in a variety of textures and foliage colors that can enhance the overall aesthetic of your yard, even when not in bloom.

Ultimately it depends on your gardening goals, time investment and aesthetic preferences. Consider mixing both types in your landscape for a balance of color and enduring beauty, ensuring a vibrant and diverse yard for seasons to come.



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Sugar Mill resident for 33 years.

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NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Work with a REALTOR® who belongs among the top 4 percent in the nation. Contact a CRS today.

Do you know someone who is thinking of buying or selling a home? Please mention my name.

This newsletter is for informational purposes only and should not be substituted for legal or financial advice. If you are currently working with another real estate agent or broker, it is not a solicitation for business.

*Experience, Honesty
 and Integrity*



Sugar Mill Specialist and Waterfront Specialist