

# The Villager



FALL 2018

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

## 2019 Annual Assessments

The Annual Assessment for 2019 is \$475.00. A \$60.00 discount is available. **To receive the \$60.00 discount, you must comply with the following: NO EXCEPTIONS WILL BE GRANTED!**

**1. Payment of the entire Discounted Assessment Amount (\$415.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2019. An envelope post marked January 31, 2019 does not constitute receipt of payment.**

2. Payment plans are available - Three installments may be made: 1) November of 2018, 2) December of 2018, and 3) January of 2019. A total of \$415.00 must be paid in full and received on or before January 31, 2019. **If your payment plan runs over the January 31st deadline, you must pay the full \$475.00.**

**3. Any account which reflects an outstanding balance prior to 2019 that is not paid in full by January 31, 2019 will not be eligible to receive the discount.**

4. Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the invoice you received in the mail.

5. Please make your check payable to Kingsbridge Village HOA, Inc., and mail it in care of MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

**6. We now offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit our website at [www.mas capi.com](http://www.mas capi.com).**

The 2019 annual assessment is due on January 1, 2019, and is late on February 1, 2019. All past due accounts will be assessed interest at a rate of 10% per annum, along with monthly collection fees of \$10.00. A letter will be mailed after February 15th to all homeowners with past due balances. A certified demand letter, with a minimum \$25 collection fee being assessed to the account, will be sent after March 15th. All past due accounts will be turned over to the Association's attorney for collection after April 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary.

## Important Contacts

Have a question? Please refer to our website at: [www.kingsbridgevillage.com](http://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](http://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](http://www.kingsbridgevillage.com).

## IRRIGATION AND LANDSCAPING

AT&T began fiber optic upgrades, installing new lines beginning in September 2017. The main area of upgrade was Bissonett and Dora Meadows. During the work process, one of the crews damaged an irrigation line. The repairs to the irrigation have been completed and the installation of new landscaping is currently being scheduled. Your Board of Directors and Management company is working and negotiating with AT&T to take responsibility in the reimbursement for the cost of repairs.

### Sidewalk Repair

Remember, if the sidewalk in front of your home needs repair and it does not have a drain or manhole, it is the homeowner's responsibility to repair the sidewalk. If sidewalk repair is needed near a water drain, then Si Environmental will repair it. Also, you can call Si Environmental at (832) 490-1600 to come out and verify whose responsibility it would be to repair.

## Christmas Light Contest!

It's that time of year, fall rolled in and winter is on its way and the holidays are upon us. Thanksgiving is a time for families to come together and give thanks for their many blessings and enjoy one another. Then we begin to prepare for Christmas!

Our annual lighting contest is on and we encourage the entire neighborhood to participate and bring the spirit of the season to Kingsbridge Village and decorate your homes for the contest.

1st prize – \$200.00 gift card  
2nd prize – \$100.00 gift card  
3rd prize – \$50.00 gift card



Judges will be out the weekend of December 15th. Make sure to have your lights on. Best of luck to all!



**PLEASE KEEP PETS ON A LEASH**

Please remember to keep your furry friends on a leash when in the community. Thanks!

## FALL TIPS TO MAKE YOUR HOME SPARKLE

**Fix cracks in concrete.** You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small. You will preserve the safety of walkways, which can become hazardous if cracks become too large. To fix concrete cracks, you'll need to clean them out and patch the crack with compound or caulk.

**Have a professional inspect and repair roof.** Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

**Clean exterior windows.** Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.

**Inspect and insulate outdoor water spigots.** Test your outdoor water spigots for leaks. Turn the water on fully and then cover the faucet with your thumb. If you're able to stop the flow, you may have a leak in the line. When freezing temperatures are forecast, make certain to disconnect and put away garden hoses. Insulate your exterior pipes to keep them from freezing and possibly bursting.

## BE IN THE KNOW: REPORTING IDENTITY THEFT

When it comes to reporting and recovering from identity theft, the government has simplified the process by eliminating the need for a police report in most cases. When you report an identity theft using [www.IdentityTheft.gov](http://www.IdentityTheft.gov), you'll answer some questions about what happened. Those answers will then be used to create the tools you need to begin your recovery, including:

- a personal recovery plan
- pre-filled letters to send to merchants, banks, and others affected by the identity theft, and
- an "Identity Theft Report," which is your official statement about the crime.

In most cases, you can use this report in place of a police report to clear your account and credit records of transactions that resulted from the identity theft. That's because with [IdentityTheft.gov](http://IdentityTheft.gov), you're reporting the crime to the Federal Trade Commission, a federal law enforcement agency.

By reducing the need for police reports, [IdentityTheft.gov](http://IdentityTheft.gov) helps you get started on your recovery quickly, and helps free local police to focus on public safety. Still, contact the police to report identity theft if you know the identity thief or have other information that could help a police investigation or if an identity thief used your name in a traffic stop or any encounter with police.

## WATER CONSERVATION TIPS:

Residents want their communities to be sustainable. However, to achieve sustainability and long-term viability, it's important that residents work together to implement successful water conservation practices. Water efficiency and conservation contributes to reduced subsidence, which aids efforts to reduce flooding, and helps improve the health for our aquifers and rivers, which will provide adequate sources of drinking water for future generations. Additionally, water efficiency results in less run off into lakes and rivers and less energy used in the provision and treatment of water, which increases the opportunity to create a sustainable environment now and for the future. Most people don't realize the complexity of the distribution of quality drinking water and the collection and treatment of sewage and may not be aware that water and wastewater facilities represent one of the largest electrical consumers within the community. Thus, each of us has a responsibility to use less water to ensure adequate water supplies for the future and to reduce overall energy consumption.



### **Do Your Part to Keep Our Water Clean**

1. Use fewer and better pesticides and fertilizers to avoid chemical runoff to our waterways.
2. Water Wisely. Watering too heavily or too often weakens your lawn and causes erosion and runoff pollution.
3. Using less toxic cleaning products can reduce pollutants in both the air and water, and help improve the air quality in your house.
4. Collect your food scraps, oil, and grease to avoid clogging sewer lines, which can cause overflows that pollute nearby creeks and streams.
5. Whenever you change your oil or other vehicle fluids at home, make sure you recycle them. NEVER pour used motor oil down storm drains which will carry the oil directly to Texas waterways.
6. Check your car, boat, motorcycle, and other equipment for leaks and spills. Make repairs as soon as possible. Clean up spilled fluids with an absorbent like kitty litter or sand.

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HOUSTON, TX  
PERMIT #8327



**KDS SERVICES**  
**HIGH PRESSURE WASHING**

**Free Estimates**

**POWER WASHING**

- Is Your Home **GREEN** with Algae?
- 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?

**281-277-4013**

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## AROUND TOWN: HOLIDAY EVENTS

### **Free Photos with Santa sponsored by Imperial Sugar at Sugar Land Town Square**

Sunday, November 25 @ 1:00 pm - 5:00 pm

Enjoy a free holiday photo with Santa and Mrs. Claus! Photos will take place in the lobby of 16190 City Walk. Since it is the season of giving, organizers will be collecting new stuffed animals for the Fort Bend Rainbow Room's Christmas Project. All donations will go to children and adults referred by caseworkers from TX Dept of Family and Protective services.

### **City of Sugar Land's Christmas Tree Lighting**

Friday, November 30 @ 5:00 pm - 8:00 pm

The steps of City Hall light up with holiday cheer and entertainment as Mr. and Mrs. Claus bring their holiday magic to Sugar Land Town Square. This event is free and open to the public. A free shuttle service will run from Mercer Stadium at 16403 Lexington Blvd. to Sugar Land Town Square. Limited parking is available in Town Square and all traffic will need to enter from Town Center Blvd. To avoid traffic delays, the use of shuttle service is strongly encouraged. For more information, visit the COSL website or call 281-275-2885.

### **Carols On The Green at LaCenterra**

December 7, 2018 @ 6pm - 8pm

This Christmas season, come out to Central Green for an evening of carols sung and performed by the music team at St. Peter's. They will be singing all of the classics and putting their own twist on a few others as well! The evening will be fun for the whole family, so bring your kids, grandparents, aunts, uncles, cousins, distant relatives, the neighbor you've always needed an excuse to meet, Scrooge,...and anyone else you can think of!