

IMPORTANT PHONE NUMBERS

Emergency.....911
 Ft. Bend County Non Emergency
 Sheriff, Fire, Ambulance.....281-341-4665
 Northeast Ft. Bend County
 Fire Department.....281-341-4665
 Ambulance.....281-341-4665
 FBC MUD 2 Patrol.....713-504-1978
 Medical Transportation Program....877-633-8747
 MASC Austin Properties, Inc.....713-776-1771
 Poison Control.....800-764-7661
 Fort Bend County Courthouse.....281-341-3710
 Animal Control.....281-342-1512
 Ft. Bend Road/Bridge Repair.....281-342-4513
 TX Environmental Waste.....281-368-8397
 Recycling Center.....281-342-5226
 Reliant Energy.....713-207-7777
 Reliant Energy Entex.....713-659-2111
 Fort Bend MUD #2 (Billing).....281-290-6507
 (24-hr Report Leaks, Sewer).....281-290-6503
 WCA (trash & recycling services)...281-368-8397

Schools:
 Townwest Elementary.....281-634-4480
 Barrington Place Elementary.....281-634-4040
 Sugar Land Middle School.....281-634-3080
 Kempner High School.....281-634-2300

WWW.TOWNEWEST.COM

Townwest HOA
 c/o MASC Austin Properties, Inc.
 945 Eldridge Road
 Sugar Land, TX 77478

**PRSR STD
 US POSTAGE PAID
 SUGAR LAND TX
 PERMIT NO 500**

CURFEW FOR MINORS IN EFFECT
 A curfew for minors in the unincorporated area of Fort Bend County Municipal Utility District No. 2 is in effect.

 For more information on the curfew, please log on to: www.fortbendmud2.org, click on District and click on "Signed Order" or call Patrol @ 713-504-1978 for a copy of the Signed Order.

HAVE A QUESTION?

WWW.TOWNEWEST.COM IS YOUR SOURCE FOR NEWS, DEED RESTRICTIONS, DOCUMENTS, CONTACTS, MINUTES, ACC AND MUCH MORE!

NEED MORE INFORMATION?
 Call Austin Properties at (713) 776-1771 9 am to 5 pm Monday - Friday

 Spanish translators are available.

LEASH YOUR PET! IT IS THE LAW! LEASHING YOUR PET IS REQUIRED. NO PETS SHOULD EVER BE ALLOWED TO ROAM ANYWHERE WITH THE EXCEPTIONS OF DOG PARKS OR ON YOUR PROPERTY.

CLUBHOUSE RENTAL

Homeowners and Tenants: The clubhouse is available for rental! Please contact Veronica Navarrete with MASC Austin Properties, Inc., 713-776-1771. All reservations must be made between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday

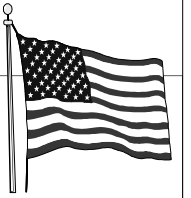


Please note that reservations are on a first-come, first-served basis. A \$225.00 rental fee and \$350.00 deposit must accompany all reservations.

MONTHLY MEETING

Board of Directors Meetings are conducted the second Thursday of each month. The meetings are held at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

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TOWNEWEST TIDINGS®

Sections 1 thru 4

Volume 19 Issue 1

1st Quarter 2019

www.townwest.com

BOARD OF DIRECTORS

President
 Jack Goerz

Vice-President
 Linda Torres

Treasurer
 Dennis Shea

Secretary
 Terri Doyle

Member-At-Large
 Lisa Dudley

Managed by:
 MASC Austin Properties, Inc.

 945 Eldridge Road
 Sugar Land, TX 77478
 (713) 776-1771

 April Pitarra,
 Property Manager

MONTHLY HOA MEETING

are conducted the second Thursday of each month. at the Towne Hall, 10322 Old Towne Lane, beginning at 7:00 p.m.

REMINDER: Please do not put trash out before 6:00 p.m. the night before the scheduled pickup day. **Garbage cans must be stored out of public view.**

TOWNEWEST.COM HAS A NEW LOOK

Townwest.com received a facelift over the past holiday season. Same important information but a huge layout change.

We would like to ask the residents to take a look and tell the board what they would like to see added to the website.

A resident can view the past minutes, the budget, pull up the Association's documents, fill out an ACC form, contact the board or management company and

even pay assessments. Take a peek at our new FAQ's page.

See the 2019-20 projects for the association. Pull up the rental agreement for the clubhouse and much more.

Send us an email through the new contact page and tell us you thoughts and ideas about what you would like to see in your community.

TOWNEWEST UPCOMING EVENTS

Three main events are booked for Townwest in March and April!

- Mobile Vet returns Friday, March 22, 2019, from 4 pm to 7 pm at the clubhouse. All pets must be leashed and please remember to pick up after your pet.
- Fort Bend MUD #2 Park and Water Bonds Open House, March 23, 2019,

from 10 am to 12 pm at the clubhouse. Log on to www.fortbendmud2.org

- Annual Easter Egg Hunt, Saturday, April 13, 2019, 9 am at Gulfstream Park See you there!



2019 ASSESSMENTS ARE NOW PAST DUE

If you did not take advantage of the \$16.00 discount this year, the full 2019 annual assessment in the amount of \$336.00 was due on January 1, 2019, and is late as of February 1, 2019. All past due accounts will be assessed a \$35.00 late fee, along with 7.5% per annum interest and a \$10.00 per month collection fee until paid in full. 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.

To bring your account up to date, please contact Pennie Johnston with MASC API at 713-776-1771 or by email, pjohnston@mascap.com.

FREQUENTLY ASKED QUESTIONS

The board has received questions from residents who have attended an association meeting. Here are a few of the questions with the correct answers.

Q. What are the duties of the board?

A. *The board is governed by the documents of the Association, all applicable state laws and federal laws. i.e., legislative changes (updated or new laws every 2 years). By Laws, Article VIII (Powers and Duties of the Board of Directors) Section 1. Powers.*

Q. How can a non-resident be on the board?

A. *The Association By-Laws, Article V, Section 1. Number. The Affairs of the association shall be managed by five (5) directors, who do not need to be members of the Association.*

Q. Can board members be paid for serving on the board?

A. *The Association By-Laws, Article V, Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties. Additional Information; Monies paid under contract of more than \$600 per year are issued IRS forms W-2 and 1099 Misc.*

Property Code, Sec. 209.0052. ASSOCIATION CONTRACTS. *An association may enter into an enforceable contract with a current association board member, a person related to a current association board member within the third degree by consanguinity*

or affinity, as determined under Chapter 573, Government Code, a company in which a current association board member has a financial interest in at least 51 percent of profits, or a company in which a person related to a current association board member within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code. Added by Acts 2013, 83rd Leg., R.S., Ch. 863 (H.B. [503](#)), Sec. 2, eff. September 1, 2013.

Q. Why is Robert's Rule of Order not used?

A. *Robert's Rules are not based on statutes, nor are they based on any laws or court decisions. In fact, Robert's Rules are not **legally** required to be used by any entity and are not **legally binding** unless formally adopted by an entity. Several key principles exist when it comes to parliamentary procedures, which include the following:*

- *Interests of the organization come before individual interests*
- *All members are equal*
- *Quorum must be present*
- *One thing at a time*
- *Full debate allowed*
- *Focus on the issue, not the person*
- *Majority Rules*

Q. Why does the secretary not keep the minutes?

A. *By Laws give the Board the power to engage the services of a manager, an independent contractor, or such employees as it deems necessary. By Laws, Article VIII (Powers and Duties of the Board of Directors) Section 1 (e). Powers. The Board chooses to have the management company record and*

store the association minutes to protect and insure all laws, standards, and privacy issues are maintained properly.

Q. Why are minutes not read out loud?

A. *The Board is responsible for the review and approval of the minutes. The minutes are approved at the monthly meetings and are posted on the website.*

Q. Why is the budget not on the website?

A. *The budget is posted on the website each year and remains until the next year's budget is approved.*

Q. Why can I not see certain information on the website?

A. *To view the complete website, please log on using a tablet, PC or laptop. A cell phone will show the "mobile website" which is a shorter version.*

Please log on to www.townewest.com for more FAQ'S.

Have a question for the board? Email your question using the website's contact page. Your question just might be added to the FAQ'S page on the website.

REPORTING TO PROPER AUTHORITIES IS IMPORTANT

Road and Bridge (281) 342-4513 or use Connect with Fort Bend App

- Ponding in the streets
- Street/Curb Repair
- Street signs
- Dead Animals

- Billing (281) 290-6507
- 24-hr Report Leaks, Sewer (281) 290-6503
- Storm Inlets
- Manholes

Austin Properties
Property Manager, April Pitarra
(713) 776-1771.

Fort Bend MUD #2 Water/Sewer

Please report issues with:

- Property
- Pool
- Park
- Landscaping in common areas
- Group homes

WCA (trash & recycling services)
(281) 368-8397

VOLUNTEERS/COMMITTEES ARE ALWAYS APPRECIATED

We are looking for volunteers for the following committees. Any time you can spare is appreciated.

- Yard of the Month
- Social Events

- Playground/Park
- Street Lights/Area Lighting
- Landscaping
- Newsletter/Website
- Pool Area

Please contact April at 713-776-1771 to sign up!

Come meet new people in your community and help make Townewest a great place to live.

Come be a part of the team!

HOLIDAY LIGHTING CONTEST WINNERS AND Y.O.M.

Congratulations to our our 2018 winners of the Holiday Lighting Contest; 14303 Templar and 10318 Limewood.

we were limited to the number of winners. The two winners in this year's contest, both homeowners, were mailed their gift cards.

Participation was low this last holiday season. With open violations and balances on accounts,

The remaining two gift cards will be applied to the 2019 Yard of the Month.

Please keep in mind Yard of the Month will be starting soon and to be eligible you will need to ensure there are no open violations or balances on your account. No consecutive winners.

Thank you to all that participated.

SPEEDING INCREASED ON WEST BELFORT

A resident brought to the attention of the HOA and Fort Bend MUD #2 the increased speeding and drag racing on West Belfort since the four way stop was removed by the county.

Display Signage. The county is presently out of the Displays. They will be in touch when more Displays are purchased.

The resident researched the possibility to add Radar Speed Display signage such as the ones on West Airport.

In the meantime, the more information about these incidents you can report to the Sheriff and Fort Bend MUD #2 Security Patrol would help to control some of the speeding and drag racing happening late at night. The two entities are working traffic control when

possible.

Please email Robert Pechukas to let him know we feel the Displays would be a great tool to help deter the speeding and drag racing. Robert.Pechukas@fortbendcountytexas.gov
Manager of Policy and Administration
Office of Fort Bend County
Commissioner Andy Meyers
281-238-1407

Fort Bend MUD #2 has formally made a request for the Radar Speed