

Barrington Place

BANNER

OCT 2023

THE 2024 ANNUAL ASSESSMENT FOR HOMEOWNERS IN BARRINGTON PLACE HOA

The Board posted written notice as required by statute, met at its regular Board meeting on September 19, 2023 and set the Annual Assessment for 2024 at \$800.00. Certain homeowners are eligible to take advantage of a discount. Homeowners who do not fall under the Leasing Rules and Regulations Policy (Approximately 750 homes) and who pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2024 are eligible for a discount of \$400.00. Those approximate 250 Homeowners whose homes are being rented and fall under the terms of the BPHOA Leasing Rules and Regulations Policy and who are in compliance with the Leasing Rules and Regulations Policy and who pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2024 are also eligible for the \$400.00 discount. The Discounted Assessment Amount is \$400.00 (the Annual Assessment of \$800.00 less the discount of \$400.00) and it is due on January 1, 2024, the \$400.00 must be paid in full by January 31, 2024 or you lose the discount eligibility.

The discount incentive helps the HOA with budgeting as it encourages a vast majority of homeowners to make timely payment. Prior to the use of the discount incentive, collection rates were typically in the 60 to 70 percent range on the due date of January 31. With the enactment of the discount incentive, timely payment rates in recent years consistently average around 94% of all homeowners in BPHOA. By having a dependable number of persons paying on time, the Board is in a better position to know what monetary resources it will have in hand on January 31 to use that year to make normal expenditures and to fund capital improvements.

Another benefit of having a higher collection rate is that fewer dollars are spent by the Management Company and the HOA Attorney in collection efforts on those who do not pay their assessment and those “saved” funds can instead go to other necessary expenses. Those Owners who choose not to take advantage of the discount or who are not eligible and do not timely pay their fair share of community expenses, increase the total collection costs incurred by the HOA and on Owners who do pay on time. By paying timely and owing no outstanding balance, and complying with the Leasing Rules and Regulations Policy should you rent your property, you benefit by making yourself eligible for the discount lowering your Annual Assessment from \$800.00 to the Discounted Assessment Amount of \$400.00. If you do not timely pay or owe an outstanding balance by January 31, 2024, you will owe the full Annual Assessment of \$800.00 for 2024.

The \$400.00 Discounted Assessment Amount for 2024 is the same amount as the Discounted Assessment Amount in 2023. For 2024, Homeowners who rent their home must be in compliance with BPHOA Leasing Rules and Regulations Policy. Notice was given to community to consider enacting a policy after numerous reports of renter and absentee Landlord problems were presented by Members to the HOA. This matter was posted as part of the Agenda for the April 18, 2023 Board Meeting. The BPHOA Leasing Rules and Regulations Policy was adopted at the duly convened Board meeting of April 18, 2023. This policy goes into effect on October 1, 2023.

As the neighborhood has aged, a greater percentage of homes are being purchased and used by Absentee Landlords to generate rental income. This is a legal practice. Many of the Landlord Owners do not live in the Barrington Place Subdivision (are Absentee Landlords) or live in nearby houses but are not aware of the day-to-day events that are taking place on and adjacent to their property or properties. Many Landlord Owners are not monitoring the activities of the tenants on their Lots and the tenants are not following the rules.

There has been an increase in the number of vehicles that do not have current license plates and have out of date inspection stickers which have been parked in the streets in Barrington Place HOA. There has been an increase of “squatters” and “vandals”, for lack of more precise terms, using homes in Barrington Place HOA as staging areas for crime. There has been an increase in the number of homes in Barrington Place HOA that have been rented out to tenants and the tenants refuse or are unwilling to maintain the yards. Grass and various weeds grow over 9 inches tall, the address markings painted on the curbs cannot be read because of the overhanging St. Augustine grass stringers, and the sidewalks are covered in grass stringers. Piles of bulky waste and debris are dumped at the curb and left sitting on the public sidewalks for weeks and even months by tenants, and the Landlord takes no corrective action.

The BPHOA Leasing Rules and Regulations Policy has been recorded in the Local Property Records. A printed copy of the recorded Policy was mailed to each of the 250 Homeowners that might fall under the policy to inform them of this policy and when the policy goes into effect. Additionally, Homeowners falling under this policy with observed violations that would deny them eligibility for the discount were sent pictures of the violations that existed in 2023. If those violations are present after October 1, 2023, they could lose their eligibility for the discount offered for 2024. For those wishing to view the recorded BPHOA Leasing Rules and Regulations Policy, the policy can be found on barringtonplace.net and on TownSq.

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KEEP UP WITH BARRINGTON PLACE ON TOWNSQ

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on 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. To register your account, log onto the following website www.barringtonplace.sites.townsq.io, use your account ID (located on the 2024 assessment invoice) and the association zip code (77478).

Set your password and account preferences.

2023 SUMMERTIME ROUNDUP AND FALL PREVIEW

As Summertime winds down, our monthly routines change in Barrington Place. Hopefully the heat and drought that have dominated our lives this entire summer, is replaced by slow steady rains and cooler temperatures in the fall.

The splashpad and the improvements made at the pool were used by the community. However, this year the pool area had more than its share problems. Changes are needed. The historically high temperatures and drought played havoc with the pool. Rather than helping residents cool down, the unrelenting high temperatures made the pool feel more like a hot tub. Pumps failed, appropriate chemical levels and water levels were hard to maintain, and the general appearance of the pool should have been better. There are few pool companies in the area with established track records and using a new “unproven” pool company has its own set of risks. It is the age-old question of “better the devil you know than the devil you don't know.” Lifeguards refuse to work for \$20.00 an hour. Keeping the pool open in September on weekends just has not worked. Without lifeguards, the pool will not open. Some communities allow “swim at your own risk” (SAYOR) pools, however there are instances where accidents have occurred and liability was assessed against the HOA choosing the SAYOR route, even with signed waivers. Suggestions as to how to make things better are welcome and if you have ideas to share, please forward them to the management company so that they can be considered.

There were some positives, in that the HOA was able to obtain some used pool furniture in good condition for \$500.00, which if purchased new from the manufacturer would have cost close to \$8,000.00. The 25th Annual Weenie Roast was well attended and the weather cooperated with the event.

Summertime yard work is hard to do. With “cooler” temperatures, an opportunity to assess the damage done by the drought and excessive heat arrives. Some homes put in that extra effort in the summertime heat and Yards of the Month were chosen up to and including September. Past winner’s yards for this year are shown on barringtonplace.net. In October, Halloween Spooktaculars will be chosen. Those “put off” exterior home improvement projects can now begin in earnest. Remember to file a Request For Home Improvement Form (RFHIA) before commencing any exterior work. This form can be found online at barringtonplace.net and on TownSquare. There is no fee charged by BPHOA to submit a “RFHIA”. Download the form and fill it out. For us “old-timers” call 713 776 1771, to get paper forms.

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BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:

MASC Austin Properties, Inc.

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WWW.BARRINGTONPLACE.NET

The Texas Legislature enacted several “new” laws that are effective on September 1, 2023. While these “new” laws were not as extensive as the major changes enacted in 2021, there is a financial cost to comply with these changes that will be felt at budget time by each Owner. Once again, the “Chicken Law” did not prevail. The HOA Declarations do not allow for poultry of any kind to be raised, bred or kept on any Lot.

Our kids and grandkids are going back to school. Barrington Place Elementary on Alston is being “rebuilt” and rumors of its future, change with the wind. Presently it is unoccupied, and if you drive by on Squire Dobbins, you would think it looks like a “war zone” but recent “talk” is that it will come back and be receiving students from another school in addition to Barrington Place Residents. Time will give us the definitive answer. However, for the moment, students come and go from Barrington Place Subdivision by public school bus. Please watch out for the students. Please do not pass stopped school buses as they load and unload students. Remember Students are children. Their world is thinking about boyfriends, girlfriends, homework and I-Phones. Watching out for traffic is not their top priority, so we as drivers need to be extra vigilant.

Other events originating outside Barrington Place, also had to be addressed this summer. On July 10, 2023, the HOA learned that the nearby property at 13130 Alston Road, is being further developed and the owners applied for a “CUP” Conditional Use Permit to construct a large facility (A mosque) with a larger 276 vehicle parking lot. In the few months that this matter has existed, it has generated a lot of activity and discussion which cannot be explained in a few lines in this newsletter. A full and complete history of this matter can be found at Town Square, along with Development Drawing & Diagrams (Building locations, heights, landscaping), Traffic Studies on parts of Alston Road, Drainage plans, Letters to the Public & Zoning Commission, Communications with City Council, and a timeline of events, meetings and communications in this matter. Finally, the HOA is always in need of volunteer help. All members of the Association are urged to volunteer to serve on committees. By observing and learning how the HOA works, you can better help the HOA. The Board offers its thanks and appreciation to the individual who came forward offering to fill the open ACC Committee Position. Another position needs to be filled. The ACC is arguably the most important of all committees in BPHOA due to its breadth and scope of work. Many Board members first position with the HOA was serving on the ACC.



The City of Sugar Land, in conjunction with Republic Services, has made the decision to return bulk waste collection to one Monday per month routine scheduled pick up.

In January 2023, bulk waste service changed to an on-call service in effort to meet the diverse needs of the community.

However, after months of implementation and mutual feedback received from City staff, Republic Services, and the community, the City will be moving bulk waste collection back to the once-a-month Monday schedule effective November 1, 2023.

The following changes will go into effect on November 1, 2023:

- Your Bulky waste collection day will no longer need to be scheduled!
- Find your bulk waste collection day at www.SugarLandTX.gov/BulkyWaste
- Monthly rate will not be impacted by this change
- Residents will still be allowed 12 free landfill drop offs

YARD OF THE MONTH WINNERS - SLIDESHOW ON WEBSITE

MAY WINNERS

Section 1

2426 Barrington Place Dr.

Section2

2123 Endicott

Section 3

13126 Careywood

Section 4 & 5

13310 Nantucket

JUNE WINNERS

Section 1

12726 Fenimore Ct.

Section2

13106 Kingsmill

Section 3

13114 Worthington

Section 4 & 5

2415 Parkhaven

JULY WINNERS

Section 1

2226 S. Ferrisburg Court

Section2

2207 Fountain

Section 3

13111 Careywood

Section 4 & 5

13411 Rostown

AUGUST WINNERS

Section 1

12722 Newberry Street

Section2

13018 Huntleigh Way

Section 3

2007 Reddington Road

Section 4 & 5

13106 Georgetown Drive

SEPTEMBER WINNERS

Section 1

2315 Gunston

Section2

2423 Manorwood

Section 3

12903 Alston Road

Section 4 & 5

2328 Parkhaven

CHANGES TO BULK WASTE COLLECTION EFFECTIVE NOV. 1

In January 2023, bulk waste service changed to an on-call, concierge service in an effort to meet the diverse needs of the community. However, after months with an on-call bulk waste schedule and mutual feedback received from City staff, Republic Services, and the community, the City will be moving bulk waste collection back to the once-a-month Monday schedule effective November 1, 2023.

<https://sugar-scoop.com/2023/10/05/your-bulk-waste-service-is-returning-to-once-a-month-pickup-next-month-heres-why/>



CHRISTMAS DECORATING CONTEST REMINDER

JUDGING DATES WILL BE ANNOUNCED ON TOWNSQ



HOLIDAY SHOPPING SAFETY

It's that time of year again. Black Friday is right around the corner, but the Holiday shopping season is in full swing. Whether you are headed to the mall or boutique shops, here are a few tips to keep you safe this holiday season.

- Be aware of your surroundings. Look for suspicious persons, etc. when you are in any area.
- Stay off the phone while shopping or walking to/from your car. This distraction makes you a target to thieves.
- Remember where you parked your car. Being unable to locate a car can cause you undue confusion and stress that may present you as a better target to a criminal. *Note* take a picture of your parking location (section number and mall entrance) on your cell phone. This will make it easier to find your vehicle later.
- Park in an area that is well lighted. Keep in mind if you are shopping at a mall, the time that the store closes from which you entered the mall. This may keep you from having to walk unnecessary distances to your car if you find the store has closed earlier than you expected.
- Shop in pairs at the very least. Take a friend or family member shopping with you. There is something to be said for safety in numbers.
- As you return to your car, make sure to keep your car key in your hand.
- Avoid carrying large amounts of cash. Pay for purchases with checks, credit, charge or debit cards. Gentlemen, carry cash and wallets in a front pocket to reduce your chances of having your pocket picked.
- Don't leave phones, purses, CD cases, GPS or any other item of value in your parked car where they can be seen. Always take these items with you or conceal them in the trunk BEFORE you reach your shopping destination.
- Don't leave purchased merchandise in your parked car.
- Only make one trip to your car. By making multiple trips to place merchandise in the trunk, it makes your vehicle a target for burglary. Thieves are watching!

Mall shopping is not the only place to remember safety! Shopping online also has its dangers.

- Make sure you have current anti-virus installed on your computer.
- Never save your information on your computer and don't save your passwords
- Know the company's refund and return policies before ordering. Are there restocking fees? Do you have to pay shipping costs on returns?
- Do not rely on pictures of a product on a website. Read the description and check model numbers, if applicable.
- Be cautious of free or very-low-price offers. Often, free offers are followed by an open-ended enrollment in a program that automatically bills your credit card account every month. Before ordering anything online, make sure you click on and read all terms and conditions.
- Pay with a credit card whenever possible. That way, you can challenge the charge in the event of a dispute.
- Obtain a tracking number for shipments. If you need the product before the holidays, find out when the seller intends to ship it and if possible, how it will be shipped. Watch for Fake FedEx, UPS, USPS Delivery Verification/Cancellation Notices in INBOX.
- Your Bank will NEVER ask for information via email. DO NOT give any personal information to an unknown source.

CLUSTER BOX CHAOS!!!!, WHY IT STILL MATTERS TO YOU!

Barrington Place has a love/hate relationship with the USPS. Did you know part of Barrington Place still has home curbside delivery of their mail? Yes, those 300 odd homes with lucky residents to the east of Barrington Place Drive in Section 1 for the most part get Mail the old-fashioned way, delivered to a curbside mailbox. A curbside mailbox that they have paid for and maintained out of their own pocket. Yet, even those lucky to have home delivery have legitimate complaints that people open their mailboxes and take mail that does not belong to them. The rest of the subdivision, only know the daily chore of going to get their mail from what is known as a “Cluster Box” or a “CBU”.

Presently there are 31 concrete pads scattered about Barrington Place subdivision on which the individual cluster boxes stand. Over the years, each and every pad and cluster box has been catalogued, taking photos of their condition along the way. Some pads have as few as 1 cluster box and some pads have as many as 4 boxes. Some of the concrete pads are in good shape, others are badly cracked, and some are unlevel with the sidewalk. There are 77 individual cluster boxes in Barrington Place. Not all cluster boxes are created equally. Some hold letters, some hold large parcels, and some are a combination of both of letter boxes & parcel containers. Some boxes are a few years old, code compliant, and are in good condition to excellent condition with many years of service life left in them. Many are older models that were installed as each section in the subdivision was initially built out and are wearing out after years of exposure to the elements and the USPS has previously over the years, replaced several older boxes with newer up to date code compliant boxes.

The USPS in its infinite wisdom, cites a regulation 632.11 Responsibilities, from its Postal Operations Manual, taking the position that the HOA’s are responsible for the monetary cost for replacement of worn out and broken-down cluster boxes. Ironically a lot of the boxes have metal plaques attached to them reading something along the line of U.S. Mail, PROPERTY OF THE U.S. POSTAL SERVICE, APPROVED BY THE POSTMASTER GENERAL, along with a Manufacturer Date, Serial Number and Contract number.

The HOA has not purchased cluster boxes in the past for the subdivision Owners. The HOA does not own the cluster boxes. The HOA is not taxed on the cluster boxes. The cluster boxes and pads are also located in the City of Sugar Land’s right of way adjacent to the City owned streets. So, even though the HOA does not own the cluster boxes, and the cluster boxes are located in the City’s right of way, the USPS is arguing that it is the homeowner’s and HOA’s responsibility to pay for and maintain any new cluster boxes. A “law”, Title 19, United States Code, Section 1705, makes it a crime to vandalize mailboxes or to injure or deface them, Violators can be fined up to \$250,000 or imprisoned for, each act of vandalism. This ignorant author thought it was a felony to even tamper with a mailbox, let alone fix or replace it, yet the USPS “regulation” is seemingly the only thing the Postmaster understands.

WHAT DOES ALL THIS MEAN?

CLUSTER BOXES AND UPKEEP COST MONEY, LOTS & LOTS OF MONEY \$\$\$\$\$\$

Prices range from \$2000 to \$2500 for each box right now. That does not include the cost to install, remove and cart off the old cluster box. Additionally, many of the concrete pads on which the boxes are installed are not ADA Compliant. Cracked pads cannot be used. Unlevel pads that cannot be reached from the sidewalk cannot be used. Boxes presently open out toward the Street requiring persons to sometimes stand in the way of oncoming traffic to retrieve their mail. Wheelchairs cannot access the pad in locations. In short, every cluster box is installed backwards and to comply with the ADA means every cluster box must be rotated. While many boxes are in good shape for now others are not and will need replacing. Older models in good condition cannot simply be turned around to face the correct direction. The older models have to be replaced with new up to date code compliant cluster boxers facing in the correct direction. 77 boxes x \$2000/\$2500 per box equals \$154,000/\$192,500 just for the cost of the replacement cluster boxes. That does not include the cost to dispose the cluster box or the cost to remove the damaged concrete pad for the cluster box. There is also the cost to install and pour a new concrete pad for the cluster box and the cost to install the up to date and code complaint cluster box on the new pad.

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BARRINGTON PLACE INCOME/EXPENSES - SEPTEMBER, 2023

INCOME		COMMITTEE		UTILITIES	
HOMEOWNER SELF HELP	\$120.00	BEAUTIFICATION COMMITTEE	\$100.00	ELECTRIC	\$1,381.53
INTEREST	\$158.17	TOTAL	\$100.00	GAS	\$30.56
LEGAL FEES	\$1,221.13	CONTRACT		WATER/SEWER	\$104.21
PAYMENT PLAN FEE	\$15.00	CLUBHOUSE CLEANING	\$660.00	TELEPHONE	\$1,928.25
BANK - INTEREST	\$375.41	EXTERMINATING - MOSQUITO	\$402.80	TOTAL	\$3,444.55
CLUBHOUSE RENTAL	\$1,050.00	LAWN CARE	\$3,075.90	MAINTENANCE	
LANDSCAPE REIMBURSEMENT PROGRAM	\$734.49	MANAGEMENT	\$3,025.00	CLUBHOUSE	\$97.41
TOTAL	\$3,674.20	POOL MONITORS	\$446.50	HOMEOWNER SELF-HELP	\$120.00
ADMINISTRATIVE		POOL SERVICE	\$5,253.05	IRRIGATION	\$155.00
CERTIFIED LETTERS	\$180.00	SIGN MAINTENANCE	\$90.00	POOL	-\$50.00
COPIES	\$560.00	TRASH	\$58.46	TOTAL	\$322.41
LEGAL - CORPORATE	\$19.50	WEBSITE	\$90.00	TOTAL EXPENSE	\$20,574.72
LEGAL - INDIVIDUAL	\$1,221.13	TOTAL	\$13,101.71	TOTAL CASH IN ACCOUNTS \$780,647.35	
MINUTES	\$200.00				
OFFICE	\$833.05				
POSTAGE	\$592.37				
TOTAL	\$3,606.05				

This does not include, survey fees, consents, recordation fees, document preparation, legal fees, and unknown contingency fees. (For example, if a pad is removed are there utilities underneath it that must be relocated?)

The HOA knows that the affected cluster box users are an unhappy lot. The USPS has abused them and has tried to shift its failures and responsibilities onto the HOA, which never asked for or assumed this responsibility to maintain, fix, and/or replace cluster boxes.

If this was a one-time, never to be repeated expense, that is one matter. However, it is not. Let's be very clear about that. A few hundred dollars spent to solve a problem for one member is one matter. If solving that problem for one member leads to the HOA spending a few hundred thousand dollars to remedy the incorrectly installed cluster boxes, then that is quite another matter.

As you can tell this is not a simple issue. The HOA has not given up looking for a manner and way to help the households with mail delivery problems. As events change, USPS policies may change with them. If you have other thoughts and suggestions, we would welcome hearing them.

BEFORE STARTING AN IMPROVEMENT

If you are making any type of improvement to the exterior of your home, you must submit a Request For Home Improvement Approval "RFHIA" to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence, etc.)

You can find the required form on our website at www.barringtonplace.net under DOCUMENTS-Request For Home Improvement Approval.

Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.

Barrington Place HOA
c/o MASC Austin Properties
945 Eldridge Road
Sugar Land, TX 77478

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

IMPORTANT NUMBERS

Emergency	911
Police Department	(281) 275-2020
Fire - EMS Department	(281) 275-2873
Officer Reid, Crime Prevention Officer	(281) 275-2578
City of Sugar Land/Information/Complaint/etc	311
Animal Services	(281) 275-2181
Poison Control	(800) 764-7661
Sugar Land Municipal Court	(281) 275-2560
Fort Bend Courthouse	(281) 342-3411
Councilman, Mayor's Office, City Manager	(281) 275-2700
Sugar Land Public Works/Trash Pickup	
Republic Services:	(713) 726-7307
Development Services /	
Ordinance/Code enforcement	(281) 275-2170
Water Operations & Information	(281) 275-2450
Recycling Center	(281) 275-2450
MASC Austin Properties, Inc.	(713) 776-1771

TIPS FOR EXTERIOR HOME MAINTENANCE IN THE FALL

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.

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.

Remove fallen branches and clear the yard. Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall.