

Barrington Place

BANNER

NOV. 2021

SUMMERTIME ROUNDUP AND FALL EVENTS

As Summertime leaves us behind and we head into Fall, our monthly routines change here in Barrington Place.

The new splashpad and the improvements made at the pool were well received by the community. Several nearby subdivisions did not have any pool season at all and others lost their Lifeguards causing their seasons to be cut short. With a year of experience with the splashpad behind us, we can plan for next year's operation. Volunteers are always welcome and now is a good time to join the pool committee to learn the "ins and outs" of the pool as it gets ready for the off-season.

Summertime yard work is hard to do. With "cooler" temperatures, an opportunity to tackle that neglected summertime growth arrives. Past winner's yards for this year's yard of the month contest are shown on barringtonplace.net. In October, Halloween Spooktacular winners were also chosen.

Those exterior home improvement projects can now begin in earnest. Remember to also file a Request For Home Improvement Approval (RFHIA) before commencing any exterior work. This form can be found online. 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.

The Texas Legislature enacted several "new" laws that became effective September 1, 2021. These changes required the 2nd major rewrite of the ACC Guidelines and creation of several policies to comply with the law. Among many amendments, major changes were made allowing for displays of religious items, standards for pool enclosures were revised,

security measures, and notice and hearing requirements for ACC Denials were substantially revised. These new policies can be found recorded in the County Official Property Records and online at barringtonplace.net and by using your TownSq App. Notice of Board meetings will now be given 6 days in advance of a meeting rather than 3 days in advance. As with almost all governmental mandates, there is a financial cost to comply with these changes that will be felt at budget time by each Owner.

Our kids and grandkids have gone back to school. Please remember this as Barrington Place Elementary is located on Alston. We have met with the Liaison Officer for the City of Sugar Land Gary Reid, the principal of the Elementary School, Ms. Ruth Riha, and have tried to create communication bridges to "help" lessen the yearly traffic problems created.

Finally, the Board would like to welcome James Lucas back to the Board. James served on the Board from 2004 to 2010 and his prior experience was a major factor in his appointment. James agreed to fill the vacant office of Vice-President. That is why 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 individuals who came forward offering to fill the open Board Position. All of those individuals, have been offered appointments to serve on the Architectural Control Committee (ACC). Two individuals accepted these appointments and are already making a positive impact on the ACC's operations. 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.

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 2022 assessment invoice) and the association zip code (77478). Set your password and account preferences.

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2022 ANNUAL ASSESSMENT

RE: 2022 ANNUAL ASSESSMENT

ASSESSMENT AMOUNT: \$770.00
DISCOUNT: \$420.00-
DISCOUNTED ASSESSMENT AMOUNT: \$350.00

CRITERIA FOR RECEIVING THE DISCOUNT:

To receive the \$420.00 discount, you must comply with the following: NO EXCEPTIONS WILL BE GRANTED!

1. Payment of the entire Discounted Assessment Amount (\$350.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2022. An envelope post marked January 31, 2022 does not constitute receipt of payment.
2. Payment plans are available - Three installments may be made: 1) November of 2021 2) December of 2021, and 3) January of 2022. A total of \$350.00 must be paid in full and received on or before January 31, 2022. **If your payment plan runs over the January 31st deadline, you must pay the full \$770.00.**
3. **Any account which reflects an outstanding balance prior to 2022 that is not paid in full by January 31, 2022 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 enclosed invoice.
5. Please make your check payable to Barrington Place HOA, Inc., and mail it in care of MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.
6. Please log onto your TownSq account for your account information and online payment options. To register your account, please log onto www.barringtonplace.sites.townsq.io.

The 2022 annual assessment is due on January 1, 2022, and is late on February 1, 2022. All past due accounts will be assessed interest in the amount of 10% per annum. A letter will be mailed after February 15th to all homeowners with past due balances. A certified demand letter, with a minimum \$45 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. Should you have additional hardships you would like the board to consider, please contact MASC Austin Properties, Inc. as soon as possible. Communication can go a long way and help avoid additional fees added to your account.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
MASC Austin Properties, Inc.
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Sugar Land, TX 77478
(713) 776-1771
www.mascapi.com

Angela Connell,
Property Manager
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COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

\$10,000 DOLLARS IS IN THE HANDS OF THE HOA BUT IT BELONGS TO 60 HOMEOWNERS

HOW DOES THE HOA RETURN THAT MONEY TO THE RIGHTFUL OWNERS?

The HOA annually collects assessments from every homeowner in the subdivision. Sometimes people see the annual invoice and do not realize that if they pay early they are entitled to the discount. They pay in full not realizing that they did not have to. Other times a Title company may make payment and not tell the homeowner and the homeowner pays separately. Other times, small amounts are generated in favor of the homeowner due to simple accounting actions. So there are 60 homeowners out there who have money belonging to them that does not belong to the HOA. The HOA has sent letters, emails and left phone messages and some persons have contacted the HOA and gotten their money back. However there is still \$10,000 that needs to be returned to the owners. The HOA cannot keep this money under the law. If the homeowner does not collect it, the HOA will eventually have to turn it over to the State of Texas.



How can you find out if some of this money is yours?

A credit statement will be included with the annual assessment invoice for those owners who have a credit. Please apply this amount when making your assessment payment. Another way is to sign up for TownSq and check your account balance. Any credit will be noted on your account, and you can either apply it to your assessment payment or request a refund.



CHRISTMAS DECORATING CONTEST

The Christmas Holidays will be here before you know it and it will be time for the judging of the Christmas Decorating Contest! Judging will commence the weekend of December 17th. You will need to make sure your lights are on so that you can be a participant and win the contest. We will award the five (5) winners a \$25.00 Walmart gift card along with a festive Christmas Decorating Winner sign that will be placed in your lawn. We can't wait to see all the Christmas decorations and lights in Barrington Place!

SUGAR LAND PREPARES FOR UPCOMING HOLIDAY EVENTS

The annual Christmas Tree Lighting will take place on Friday, Dec. 3, from 5-8 p.m. Traditional activities, themed craft stations, live entertainment and support from various sponsors and community partners will help to make this annual tradition a night to remember! The lighting of the tree will take place after a short welcome from the mayor and the city's traditional countdown, and the event will conclude with a short, spectacular firework display.

Lastly, after a year hiatus due to the pandemic, the annual Senior Holiday Gala will take place once again with this year's event to be hosted at the T.E. Harman Center on Thursday, Dec. 9, from 2-5 p.m. This formal event is a favorite among Sugar Land's senior members, and lively music, dancing and hors d'oeuvres will be flowing from beginning to end. The event is open to senior adults 50 years and older and free for members of the T.E. Harman Center. Guests are welcome to dress in their holiday best and will be able to enjoy a photo booth and holiday cheer.

For more information about Sugar Land's events or if local businesses are interested in becoming an event sponsor, contact the Sugar Land Parks and Recreation Department at (281) 275-2825 or visit www.sugarlandtx.gov/specialevents. For other updates, be sure to follow Sugar Land Parks and Recreation on Facebook, Twitter and Instagram @SugarLandParks.

BE SAFE THIS HOLIDAY SEASON!

With the euphoria created around the holidays, it is always important to remember that not everyone shares the holiday spirit.

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. If you choose to valet park be sure the contents of your vehicle are secure and not assessable.

Community Inspections

Community inspections are being conducted monthly, as per usual schedule.



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.) ***Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.***

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 INCOME/EXPENSES - SEPTEMBER 2021

<u>INCOME</u>		<u>CONTRACT</u>		<u>MAINTENANCE</u>	
ASSESSMENTS ACCT ADJ	-\$850.00	CLUBHOUSE CLEANING	\$600.00	HOMEOWNER SELF HELP	\$250.00
BANK INTEREST	\$54.35	EXTERMINATING - MOSQUITO	\$380.00	IRRIGATION	\$415.00
HOMEOWNER SELF-HELP	\$500.00	LAWN CARE	\$2,750.00	PARK	\$86.02
INTEREST-HOMEOWNERS	\$62.92	MANAGEMENT	\$2,750.00	POOL	\$690.00
LANDSCAPE PROGRAM	\$713.09	POOL MONITORS	\$871.00	TOTAL	\$1,441.02
LEGAL FEES	\$2,475.00	POOL SERVICE	\$2,750.94		
WATER PROGRAM	\$435.64	SIGN MAINTENANCE	\$90.00	TOTAL EXPENSE	\$18,769.54
TOTAL	\$3,391.00	TRASH PICK-UP	\$46.80	TOTAL CASH IN ACCOUNTS	\$609,818.21
		WEBSITE	\$150.00		
<u>ADMINISTRATIVE</u>		TOTAL	\$10,388.74		
BANK CHARGES	\$17.92				
CERTIFIED LETTERS	\$360.00	<u>UTILITIES</u>			
LEGAL- CORPORATE	\$19.75	ELECTRIC	\$593.26		
LEGAL- INDIVIDUAL	\$2,475.00	GAS	\$24.59		
MINUTES	\$100.00	TELEPHONE	\$70.63		
OFFICE EXPENSE	\$380.81	WATER/SEWER	\$1,844.80		
PRINTING	\$718.40	TOTAL	\$2,533.28		
POSTAGE	\$334.62				
TOTAL	\$4,406.50				

YARD OF THE MONTH WINNERS!

COLOR PICTURES CAN BE FOUND ONLINE
AT: WWW.BARRINGTONPLACE.NET

SEPTEMBER 2021 WINNERS!



Section 1: 2320 N Ferrisburg Ct.



Section 2: 13106 Newberry



Section 3: 13019 Worthington



Section 4/5: 13142 Georgetown

AUGUST 2021 WINNERS!



Section 1: 2407 Squire Dobbins



Section 2: 2618 Manorwood



Section 3: 1923 Chattaroy Place



Section 4/5: 2407 Collingsfield Dr.

JULY 2021 WINNERS!



Section 1: 12714 Nantucket



Section 2: 2111 Collingsfield



Section 3: 13002 Careywood



Section 4&5: 2402 Featherton Ct.

JUNE 2021 WINNERS!



Section 1: 12722 Newberry



Section 2: 13042 Huntleigh Way



Section 3: 13127 Careywood



Section 4/5: 13419 Nantucket

MAY 2021 WINNERS!



Section 1: 2219 Fountain



Section 2: 2703 Manorwood



Section 3: 2811 Careywood



Section 4/5: 13406 Nantucket

THE 2022 ANNUAL ASSESSMENT FOR HOMEOWNERS IN BARRINGTON PLACE HOA

The Board posted written notice as required by statute, met at its regular Board meeting on October 19, 2021 and set the Annual Assessment for 2022 at \$770.00. Homeowners that pay timely and who have no outstanding balances owed to the HOA prior to January 1, 2022 are eligible for a discount of \$420.00. **The Discounted Assessment Amount is \$350.00 (the Annual Assessment of \$770.00 less the discount of 420.00)** and it is due on January 1, 2022, the \$350.00 must be paid in full by January 31, 2022 or you lose the discount eligibility. See Page 2 of this Banner issue for more detail.

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 93% 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, you benefit by making yourself eligible for the discount lowering your Annual Assessment from \$770.00 to the Discounted Assessment Amount of \$350.00. If you do not timely pay or owe an outstanding balance, you will owe the full Annual Assessment of \$770.00 for 2022.

The \$350.00 Discounted Assessment Amount for 2022 is the same amount as the Discounted Assessment Amount in 2018, 2019 & 2020. The Discounted Assessment Amount in 2021 was \$300.00 which took into account that there was no lifeguard and pool monitor expense incurred in 2020 as the pool was closed during the first year of the Covid-19 pandemic. Funds collected in 2020 to pay for the lifeguard and pool monitors in 2020 but which were not used, were taken into account in setting the 2021 Discounted Assessment Amount. The pool was open in 2021 and plans are to open the pool in 2022. The return to a regular budget and regular pool operation means a return to the historical Discounted Assessment Amount.

Many factors go into setting the amount of the Annual Assessment and the allowance of any discount. There are normal operating expenses that happen on a regular basis and there are long term budgets for capital improvements. Other factors are also taken into consideration. Many of these factors pushed the Board toward increasing the discounted assessment amount over the \$350.00 figure to cover these increased expenses but the Board made a hard choice and did not increase the discounted assessment amount over \$350.00. At this time inflation is running about 5% a year increasing the costs of services and materials across the board. Insurance rates have increased due to Covid 19 and the unprecedented cold spell which damaged many homes in the area, which also took its toll on HOA plants and Clubhouse/Pool Pumproom pipes. Material shortages have increased the price for boards, fence pickets, and plumbing supplies. The problems associated with the Covid-19 pandemic still affect HOA operations with increased costs. The Texas Legislature and Governor enacted new legislation mandating rules and laws after the 2021 budget was enacted that increased operating expenses.

A short listing of examples of increased expenses that the HOA had to deal with in 2021 and will have to find a way to pay in 2022 includes: A long-time reliable landscaper left the business leading to a monthly increase of \$1000 in landscaping costs. There was a chlorine shortage and the price of chlorine tablets increased by \$265 a month. Pool signage regulations enacted by the State required \$2000 in new signage alone not including the costs to install the signs. An AED defibrillator costing \$2500 became required equipment at the pool. Covid 19 remediation measures required the purchase of masks, gloves, cleaning supplies and disinfectants, social distancing devices, and the time for persons to clean surfaces. The cold snap froze some pipes in the clubhouse requiring repairs but insurance deductibles had to be paid. Each entrance in Barrington Place was damaged by hit and run vehicles, necessitating repair. Long term repairs also meant that the Clubhouse air conditioners had to be replaced.

(continued on next page)

THE 2022 ANNUAL ASSESSMENT FOR HOMEOWNERS IN BARRINGTON PLACE HOA (CONTINUED)

A very simplified way to understand the budget and how it affects you is to remember this. **For every \$10,000 the HOA spends, you as a homeowner pay \$10 in assessments.**

The Board, mindful of hard times many experienced in 2021, had to make difficult choices in reallocating funds in the current budget and in planning next year's budget to keep that \$350.00 Discounted Assessment Amount. Services had to be cut and eliminated now. The Christmas and Holiday lighting will be more subdued this year as Christmas light contractor's prices increased from \$5000 to \$8000, which just does not fit the budget constraints. Looking to save further expense, the monthly Barrington Banner publication was changed from a monthly publication to a quarterly/as needed basis. Typically scheduled events like the Weenie Roast, National Night Out, and Christmas party were canceled because of excessive food service costs and Covid mitigation strategies. Other repairs to the entrance areas and Section 3 Park equipment have been deferred. Planned Fence additions at the clubhouse and pool have been deferred due to the high cost of materials.

The Board welcomes input from the community. Volunteers can help with their time and effort. Every volunteer hour can save the HOA an expense. Perhaps you know of a good electrician, yard company, pool company, AC technician, exterminator, irrigation or other professional or service provider that can provide the same service needed by the HOA for less expense. Homeowners can use the TownSq app to send information and suggestions.

TRASH REMINDER:

Please do not put trash out before 6:00 PM on the night before the scheduled pickup day. Trash cans must be stored out of public view.

Trash days: MONDAY & THURSDAY

Recycle day: MONDAY

Green Waste day: MONDAY

Bulky Waste day: 1ST MONDAY OF THE MONTH



Committee Members Needed

Volunteers are needed for our committees. Any time you could spare would be greatly appreciated. If you are interested in serving your community, please contact Angela Connell, 713-776-1771, to volunteer.

PLEASE PICK UP AFTER YOUR PET

We all love our pets and want to make sure we are taking really good care of them. Please be courteous with all your neighbors and help clean up after your pet every time. Take advantage of the community Doggie Poop Station located at the end of the main drive. Avoid having your pet defecate in front of your neighbors homes. Use the common areas and remember to pick up after your pet. Take advantage of the dog stations located by the community clubhouse and Summerfield Park. Remember, take only the amount of doggie poop bags needed at that time. Why picking up after your dog matters: It's required by law. Dog poop is not fertilizer. It's an environmental pollutant that carries diseases and can overwhelm the ecosystem. It smells bad and it's common courtesy to pick up after your pet. The bottom line is, as unpleasant and annoying as dog cleanup might be, it's a minor inconvenience compared to the cost of neglecting this responsibility. By taking the extra minute or so to pick up after your pet you're not only being a good citizen and responsible pet parent — you're actually helping to save the world, one piece of poop at a time. If the station is low in bags or the trash can needs to be emptied out, please contact MASC Austin Properties, Inc. at 713-776- 1771 or via email to Joanna Figueroa, work order coordinator at jfigueroa@mascapi.com.



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

15 MINUTE FALL CHILI RECIPE!

This is a great fall recipe that takes only 15 minutes to prepare. After that, let this simmering dish heat up your home with warm, hearty aromas.

Ingredients:

1 tbsp olive oil
2 bell peppers, diced
1 yellow onion, chopped
2 stalks celery, chopped
2 cups of vegetable broth
3 cloves of minced garlic
1 28-ounce can of diced tomatoes (fire-roasted are best)
1 tsp of paprika
1 tsp cumin
Salt to taste
Black pepper to taste
1 12-ounce bottle of beer (recommended varieties include XX and Modelo)
1 15 ounce can of black beans, drained and rinsed
1 15 ounce can of pinto beans, drained and rinsed
Lime wedges (to squeeze into the chili while eating)

Directions:

- 1) In a large pot, heat the oil. Add peppers, onions and celery. Cook until softened. Add garlic, chili powder, paprika, cumin and sauté for 2 to 3 more minutes. Season with salt and pepper to taste.
- 2) Add beer and cook until it has reduced by half, roughly 6 to 8 minutes, stirring occasionally. Add black beans, pinto beans, tomatoes and vegetable broth. Stir while bringing to a boil, and then reduce to a simmer. Cook until slightly reduced, about 20 to 25 minutes.
- 3) Serve with lime wedges, avocado, sour cream and cheese as topping choices.

