

# Barrington Place

## BANNER

FEB. 2020

## BOARD UPDATE

*This year's Weenie Roast will be bigger than ever with the grand opening of our new Splash Pad Area! We are so excited to show the neighborhood this new amenity to our community. Come join the fun on May 16th!*



### **The Annual Easter Egg Hunt at Slockett Park**

Barrington Place HOA's Annual Easter Egg Hunt will be on April 11th starting at 11:00am at Slockett Park located at 12821 Nantucket Dr, Sugar Land, TX

77478. There will be over 1500 eggs to find, along with a few special prize eggs filled with a chance to win one of the many Easter Baskets or gift cards. The Easter Bunny will also be making a special appearance and handing out lots of toys and candy! Don't forget to bring your Easter basket to collect as many eggs as you can find! As always, volunteers are welcomed to help make this a fun event for everyone. Please call MASC Austin Properties, Inc. at 713-776-1771 or email (jfigueroa@mascap.com) to sign up!

### **2020 Pool ID Card Registration**

Registration will be at the clubhouse during our Annual Weenie Roast party on May 16th, 2020 from 1pm-4pm. We have scheduled May 30th as the rain date just in case. Please remember that you will be required to update your pool ID card if the picture is outdated. Replacement charge for a pool ID card is \$1.50 each. If you miss pool registration at the Weenie Roast, you can still come by MASC Austin Properties, Inc. offices at 945 Eldridge Road Sugar Land, TX 77478 and register on the following dates:

- Wednesday- May 27, 2020 from 5pm-7pm
- Friday- May 29, 2020 from 9am-7pm
- Wednesday- June 3, 2020 from 5pm-7pm
- Saturday - June 6, 2020 from 10am-3pm

If you have any further questions, please contact MASC Austin Properties Inc. at 713-776-1771.

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### **Weenie Roast and Grand Opening of Splash Pad**

This year's Weenie Roast will be bigger than ever with the grand opening of our new Splash Pad Area! We are so excited to show the neighborhood this new amenity to our community. Make sure to mark your calendar to come celebrate with us on May 16th, 2020 from 1pm-4pm. We have scheduled May 30th as the rain date just in case. More details will be in the March edition of the Banner.

### **2020 HOA Assessment is past due**

The 2020 annual assessment was due on January 1, 2020. All past due accounts will now 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.

- Any account which reflects an outstanding balance prior to 2020 that was not paid in full by January 31, 2020, is not eligible to receive the 2020 discount.
- Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the enclosed invoice.

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. You can make a payment online at [www.barringtonplace.net](http://www.barringtonplace.net); just click the PAY YOUR ASSESSMENT link. If you need to make payment arrangements, please contact Celina DeLeon at MASC Austin Properties, Inc. at 713-776-1771 for more information.

**PAGE 6:** Please Pick Up After Pets

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# HOA ANNUAL MEETING

On **Thursday, May 21, 2020**, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, 7:30 p.m. On that date the membership will elect two (2) Board of Director positions currently set to expire on May 21, 2020. The two Board position terms are for two (2) years. Al Lockwood and Kenneth Langer will be running for re-election for positions 4 & 5 respectively.

Those wishing to run for a Board position should contact the management company, MASC Austin Properties, at 945 Eldridge Road, Sugar Land, Texas 77478, as soon as possible.

The candidate may submit a candidate profile for publication in the March and April *Banner*. Candidates are requested to keep profiles to 400 words or less due to space allocation in the *Banner*. Should a candidate wish to submit a longer candidate profile, a notation will be made in the *Banner* that a more extensive profile is posted on the Barrington Place website. Candidate Profiles will be published in the *Banner* one time during the period covered by the March and April issues. All profiles shall be kept on the Barrington Place website from the date first published on the website until after the election. Changes to a candidate profile on the BP website may be made by a candidate as long as changes are timely made. All candidates are requested to avoid vulgarisms and profanity in their profiles. Due to printing deadlines and the uncertainty of United States Postal delivery, it is questionable whether or not that the May issue of the *Banner* would reach the membership before **May 21, 2020**; therefore, no proxy ballots or candidate profiles will be published in the May *Banner* issue.

## DATES & DEADLINES FOR MAY 2020 ELECTION (FEB)

**February *Banner*:** Announcement of May 21, 2020, Board Election. Management Company to take names of candidates for Board positions and any candidate profiles and forward same for publication in *Banner*.

**March *Banner*** - All submissions of candidate profiles and for listing of candidate's name on proxy ballot in March issue must be received by Monday, **March 2, 2020, by 5:00 p.m.** Submissions received after this deadline shall be published in next issue.

**April *Banner*** - All submissions of candidate profiles and for listing of candidate's name on proxy ballot in April issue must be received by **Friday, March 30, 2020, by 5:00 p.m.** Submissions received after this deadline will not be published. After the deadline, no further changes will be made to either the candidate profiles or proxy ballots printed in the *Banner* or posted on the Barrington Place website. This does not mean that a person who did not announce his candidacy prior to March 30, 2020, cannot run for office, but they will not have an opportunity to present their candidacy through the use of the *Banner* and on the BP website.

Further inquiries should be directed to:  
MASC Austin Properties, Inc.  
Phone #: (713) 776-1771  
Facsimile #: (713) 776-1777  
E-Mail Address: [aconnell@mascapi.com](mailto:aconnell@mascapi.com)

## BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:  
MASC Austin Properties, Inc.  
945 Eldridge Road  
Sugar Land, TX 77478  
(713) 776-1771  
[www.mascapi.com](http://www.mascapi.com)

Angela Connell,  
Property Manager  
[aconnell@mascapi.com](mailto:aconnell@mascapi.com)

### BOARD OF DIRECTORS

**President**  
Phil Rippenhagen

**Vice-President**  
Ken Langer

**Secretary**  
Lynn Johnson

**Treasurer**  
Al Lockwood

**At Large**  
Melanie Cockrell



COMMUNITY WEBSITE:  
[WWW.BARRINGTONPLACE.NET](http://WWW.BARRINGTONPLACE.NET)

## SUGAR LAND ANNOUNCES UPCOMING 2020 COMMUNITY, DESTINATION EVENTS

The Sugar Land Parks and Recreation Department is excited to announce its first events in the city’s 2020 lineup.

The community and destination events are designed to enhance quality of life, bring the community together, have a positive public impact to Sugar Land residents and businesses, foster pride and expand the arts.

On Feb. 22, get ready to boogie down to Sugar Land’s father/daughter dance. Join the fun from 6-8 p.m. during the 7th Annual Sugar Gala and marvel as the Imperial Park Recreation Center, 234 Matlage Way, transforms into an Alice in Wonderland-themed world full of mad delights! There will be photo booths, hors d’oeuvres and plenty of dancing! Tickets may be purchased at the Imperial Park Recreation Center or by calling (281) 275-2885. Spots fill up quickly. For more information visit [www.sugarlandtx.gov/1898/Sugar-Gala](http://www.sugarlandtx.gov/1898/Sugar-Gala).

On March 28, join an exploration of geographic territories, traditions and talent at the upcoming International Art and Kite Festival. From 10 a.m. to 3 p.m., The Crown Festival Park at Sugar Land, 18355 Southwest Freeway, will be transformed into a global entertainment venue celebrating the diversity of cultures around the world. From kite flying and art contests to a giant inflatable fun zone, there will be something for the entire family to enjoy. For more information about the event, vendor opportunities and art competition entries, visit [www.sugarlandtx.gov/1719/International-Art-Kite-Festival](http://www.sugarlandtx.gov/1719/International-Art-Kite-Festival).

For a complete listing, more information or sponsorship opportunities, contact Sugar Land Parks and Recreation at (281) 275-2825 or visit [www.sugarlandtx.gov/specialevents](http://www.sugarlandtx.gov/specialevents).

Event Name	Date	Location
<b>Sugar Gala (Father/Daughter Dance)</b>	Feb. 22	Imperial Park Recreation Center (advance ticket required)
<b>International Art and Kite Festival</b>	March 28	The Crown Festival Park at Sugar Land
<b>Memorial Day Ceremony</b>	May 25	Sugar Land Memorial Park
<b>Food Truck, Concert and Movie Series</b>	Summer (May-July) TBD	Plaza Adjacent to Smart Financial Centre and Oyster Creek Park
<b>Red White and Boom</b>	July 4	The Crown Festival Park at Sugar Land

For other updates, follow Sugar Land Parks and Recreation on Facebook, Twitter and Instagram @SugarLandParks.

## CENSUS 2020 PLEASE PARTICIPATE!



Census Day is April 1, 2020. Once a decade, America comes together to count every resident in the United States, creating national awareness of the importance of the census and its valuable statistics. The decennial census was first taken in 1790, as mandated by Article I, Section 2 of the Constitution.

### Why a Census?

It counts our population and households, providing the basis for reapportioning congressional seats (a process called apportionment that determine the number of seats each state has in the U.S. House of Representative), redistricting, and distributing more than \$675 billion in federal funds annually to support states, counties and local communities’ vital programs - impacting housing, education, transportation, employment, health care, and public policy. Funding is distributed to states and communities each year.

### Complete Count Committee

The City has formed a Complete Count Committee (CCC). The CCC is a resident committee responsible for education and outreach for the 2020 Census in Sugar Land. The purpose of the Committee is to inform residents about the importance and benefits of an accurate count. The Committee work began in September with an orientation and will extend through June 2020.

For more details, visit:  
[www.sugarlandtx.gov/1766/Census-2020](http://www.sugarlandtx.gov/1766/Census-2020)

# TROOP 911 EAGLE SERVICE PROJECTS HELP COMMUNITY

Eagle Service Projects are intended as a means for the Scouts to give back to the community. Recently, Aaron Guerrero of Barrington Place helped Sugar Land by re-siding the Sharks' equipment shed. These Scouts, members of Troop 911, meet at St. Theresa Family Life Center (705 St. Theresa Blvd, Sugar Land, TX 77498) on Mondays at 7:00pm. Camping, friendship, cooking, character, service, life skills and more! Visit our troupe meeting and find out what joining our Troop can offer you! Contact the Scoutmaster at scoutmaster@bsatroup911.com for more information and to confirm the meeting for the week you intend to visit. The Troop looks forward to meeting you.



*Shed without siding being redone by Kevin Segura, Robert Saludis, Alex Lausser, Camilo Wills, Aaron Guerrero and Joe Sharer. Davis Rivers provided a crushed patio for Fort Bend Independent School District Special Needs Administration. The staff had no outside place to relax during their lunch. Davis with the help of others built a special patio for the staff.*

*On the completed patio, workers pose to showoff what they accomplished. The participants shown are Vincent Maguire, Grayson Reumont, Keller Rivers, Davis Rivers, Alex Lausser and Jonah Johnson.*

## BARRINGTON PLACE INCOME/EXPENSES - DECEMBER 2019



**INCOME**

BANK INTEREST	\$1058.02
CLUBHOUSE RENTALS	\$250.00
CERTIFIED LETTERS	\$0.00
HOMEOWNERS SELF HELP	\$0.00
INTEREST-HOMEOWNERS	\$51.98
LEGAL FEES	\$214.50
NEWSLETTER ADS	\$150.00
POOL TAG INCOME	\$0.00
WATER REIMBURSEMENT (CoSL)	\$0.00
<b>TOTAL</b>	<b>\$1,724.50</b>

**COMMITTEE**

BEAUTIFICATION	-\$575.00
COMMUNICATION	\$0.00
PARK	\$0.00
RECREATION	\$525.63
<b>TOTAL</b>	<b>-\$49.37</b>

**CAPITAL REPAIRS**

POOL	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>

**ADMINISTRATIVE**

BAD DEBT	\$3,075.75
CERTIFIED DEMAND LETTERS	\$245.00
LEGAL- CORPORATE	\$80.50
LEGAL- INDIVIDUAL	\$3,017.75
MINUTES	\$0.00
OFFICE EXPENSE	\$356.20
PRINTING	\$399.84
POSTAGE	\$649.40
STORAGE	\$0.00
TAXES	\$0.00
<b>TOTAL</b>	<b>\$7,824.44</b>

**CONTRACT**

CLUBHOUSE CLEANING	\$800.00
EXTERMINATION	\$0.00
LAWN CARE	\$984.76
MANAGEMENT	\$2,750.00
MOSQUITO FOGGING	\$0.00
POOL MONITORS	\$0.00
POOL SERVICE	\$809.32
TRASH PICK-UP	\$43.45
<b>TOTAL</b>	<b>\$5,187.53</b>

**UTILITIES**

ELECTRIC	\$840.46
GAS	\$23.12
TELEPHONE	\$886.51
WATER/SEWER	\$472.07
<b>TOTAL</b>	<b>\$2,222.16</b>

**MAINTENANCE**

CLUBHOUSE MAINTENANCE	\$0.00
HOMEOWNERS SELF HELP	\$0.00
IRRIGATION	\$733.33
ENTRANCE	\$0.00
LANDSCAPE IMPROVEMENTS	\$12,623.75
POOL REPAIRS	\$0.00
SIGNS	\$0.00
<b>TOTAL</b>	<b>\$13,357.08</b>

<b>TOTAL EXPENSE</b>	<b>\$28,541.84</b>
<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$862,581.10</b>

# POOL MONITOR POSITION

## Pool Monitor

May 1, 2020-September 27, 2020

Tentative schedule based on pool operation dates

**Salary:** \$10.00/hr.

**Benefits:** No

**Type:** Part Time AM and PM Positions Available



**Description:** Seeking a high energy, detail-oriented professional to assist with access control to neighborhood pool and help maintain a clean, safe and secure swimming pool.

**Definition:** Under the general direction of the HOA Board of Directors through MASC Austin Properties, Inc., this person will be responsible for monitoring access to the pool and all activity in the pool area ensuring the safety of all guests by enforcing all pool policies and procedures.

**Notice to Applicants:** Please read this position description carefully and ask for clarification if you have difficulty understanding the functions of this position.

## Duties:

**Essential duties and responsibilities include but not limited to the following:**

- **Unlocking and locking doors before and after operating hours on a daily or scheduled basis**
- **Monitors the use of the swimming pool; enforces safety rules**
- **Takes the trash cans to the curb on a weekly basis**
- **Notifies MASC Austin Properties, Inc. concerning any emergency situations (after proper authorities have been contacted), complaints and repairs needed**
- **Checks identification of all HOA members entering pool area for validated pool tag identifications**
- **Maintains guest access log, receives guest fees, and be responsible for keeping track and turning in monies on a weekly basis to MASC Austin Properties, Inc.**

## Qualifications:

To perform this position/activity successfully, an individual must be able to perform each essential duty satisfactorily and must be at least 25 years of age. The requirements listed below are representative of the knowledge, skill, and/or ability required.

Skills and position requirement include but are not limited to:

- Communicate effectively and have a professional, service-oriented attitude at all times
- Work in diverse weather conditions with exposure to the elements
- Must be able to work varied hours and days, including weekends and holidays
- Capable of lifting 50 pounds, and be in good physical condition
- Must possess good customer service skills

While performing the duties of this position, the monitor is occasionally exposed to wet and/or humid conditions. He/She is also frequently required to stand, walk and sit hours at a time.

***Application must be submitted for review prior to April 13th, 2020. Please contact management company for application at the address shown below or Joanna Figueroa at [jfigueroa@mascap.com](mailto:jfigueroa@mascap.com).***

**Barrington Place Homeowners Association, Inc.  
c/o MASC Austin Properties, Inc.**

945 Eldridge Road

Sugar Land, TX 77478

713-776-1771 phone / 713-776-1777 fax

## CALLING IN THE PROS ON HVAC REPAIR

If you're a homeowner, the internet can be a great source of comfort when it comes to tackling do-it-yourself maintenance. Yes, Google can show you the simple steps to replace a furnace filter, but most other HVAC repairs are not of the DIY variety. Here's what to watch out for and when to call in the professionals:

### Unusual Noises

Modern, efficient heating and cooling systems should run almost silently. When you hear whistling, rattling, squealing, or knocking during operation, there's likely a problem. You can inspect the system yourself, but chances are you don't know much about the components inside your air conditioner or furnace. Rather than putting the safety of you and your family at risk, it's better to let an expert HVAC repair contractor take care of it.

### Nasty Odors

When an air conditioning unit or heating system is working correctly, you shouldn't be able to smell it. If there is an unpleasant odor emitted, something is wrong. Your first step should be a filter replacement, but if the smell persists you likely have mold growing, a damaged air duct, or a clogged drainpipe. Each of these situations will require a thorough cleaning of the unit and the eye of an expert tech.

### Improper Airflow

Clogs, blockages, and leaks can all lead to decreased airflow in your heating and cooling systems, causing them to run less efficiently and shortening their



lifespan. Qualified HVAC repair technicians have the experience to quickly diagnose and address airflow issues.

### Rising Energy Bills

Have you noticed that your energy bills keep going up every month? Unless you're experiencing a big swing in temperatures, increased energy usage means your unit is having to work harder to maintain your desired temperature. By keeping an eye on your utility bills, you can get a tech dispatched and get in front of a total breakdown and the headaches that come when your unit isn't running at all.

### A note on hiring the right HVAC company

As with hiring any new contractor, take time to do your due diligence on HVAC service. Not all HVAC companies are the same, and you should never consider only one resource when determining the right one for you. Check credentials, licensing and insurance requirements in your region. Ask around for references and read reviews online. Finally, ask them for an estimate. Many HVAC repair companies will provide these at no cost. Get a quote from several different businesses before choosing one.

## PLEASE PICK UP AFTER PETS

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!



## 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. Also, do not place large boxes (tv's, game systems, stereos, etc.) out for trash, except on heavy trash day, the first Monday of each month. Criminals look for these items. Heavy trash day is the 1st Monday of the month.

# CLASSIFIEDS



**SABA SHARIF ABR**  
 Apartment Leasing • Sales  
 Residential & Commercial Realtor

Office: 281.494.2528  
 Cell: 832.641.5099  
 ajsharif@yahoo.com


**REALTOR** **MLS**

**AVALON PROPERTIES & MANAGEMENT**  
 Barrington Place Resident

*Oh by the way...  
 I'm never too busy for  
 your referrals*  
 "Buy Low, Sell High"

## Guitar or Piano

**Private Lessons  
 20 Years Experience**



My home or yours  
**RON CORB 281-513-3980**  
 Barrington Place Resident

## HOA NEWSLETTER ADVERTISING WORKS!

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Or FREE Recorded Message:  
 1-844-378-7401 ID#1077  
 Or call me direct at 713-818-0891  
 Some conditions apply



Anna Ye with RE/MAX Fine Properties

## NEWSLETTER ADVERTISING

**Ad rates:**  
 Business card: \$20/month; \$100/ 6 months  
 Quarter page - \$35/month; \$175/ 6 months  
 (Six-month ads receive one free month)

Make checks payable to the BPHOA and send camera-ready ad copy (additional charge for layout if ad is not camera ready) with full payment by the 15th of each month to: c/o Prepared Publications, Inc. PO Box 2191 Missouri City TX 77459. For further information concerning ads, please email [info@preparedpublications.com](mailto:info@preparedpublications.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

## TROUBLESHOOTING COMMON PLUMBING ISSUES

Plumbing issues can be difficult, expensive, and time consuming. You may be able to fix some things on your own, but if not, being able to diagnose the problem will make it easier for you to hire a professional to get the job done. Here are a few common plumbing problems you may encounter and ways to overcome them.

**Broken pipes:** Nation-wide, many municipalities face aging infrastructure, including water pipes coming to the end of their useful lifespan. Of course, much of the pipe replacement is the city's responsibility, but some of the financial burden will fall on local residents. If you're experiencing any signs of a major leak, be it reduced water pressure, damp spots in your yard, or a sewer smell in the house, contact a plumber right away.

**Leaking faucets:** Leaking faucets can run up your water bill and cause damage if the pooling leaks in a place you can't see. Even a slow drip can cost you 20 dollars a week. In most cases, a dripping faucet is caused by a faulty seal on the valve that holds back the pressure of your water supply. To fix this, turn off the water supply and then remove the faucet assembly. Usually, the problem is the seat washer. Take the old washer with you when you go to buy a replacement, as you'll need one exactly the same size.

**Slow drains:** If only one drain has slowed, it's likely to be a localized clog. In that case, your first step should be to inspect the drain and see if anything obvious is clogging it. If not, try using a plunger to clear it. You can use a toilet plunger or buy one specifically for sinks. If this doesn't work, try putting a half cup of baking soda down the drain and chase it with a half cup of vinegar. Let that sit for a couple hours and then send down some boiling water. If you believe grease is the problem, use a half cup of salt and a half cup of baking soda and a pot of hot water. Let it sit overnight. If you experience constant drain problems, look into having the pipes inspected and replaced.

**Toilet problems:** If you're not getting enough water in the tank to fully flush the bowl, try bending the float arm up just a bit. This will allow the tank to fill higher before the water turns off. If there's plenty of water in the tank but not enough makes it into the bowl, check the tank ball on the flush valve and consider resetting the guide. If neither of those solutions work, there could be buildup from hard water in the small holes that sit under the rim of the inside seat. These small holes are where the water comes out, and buildup can block the water. Trying using a mirror to inspect them and a wire coat hanger to unclog them.