

# The Villager



WINTER 2020

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

## 2020 HOA Assessments

Kingsbridge Village like most communities have annual assessments that are due at the end of January. Our assessments are used for the maintenance of our community. The assessments cover the cost to maintain the common areas like our landscaping, marquee signs, and park as well as other operational costs of the neighborhood such as utilities, insurance, management fees, and recreational activities. The annual assessments for 2020 were due on January 1, 2020 but are not considered late until after January 31, 2020. There are payment plans available as well. Penalties are imposed on balances not paid by January 31st. Please contact MASC Austin Properties, Inc. at 713-776-1771 with any questions. You can also contact them to sign up for email communications from the management company sent on behalf of the HOA.

## KBV Annual Meeting

The Annual Meeting was held on 1/14/2020. A few homeowners attended and proxies were mailed in but we failed to meet quorum. A representative from SEAL, our security patrol, presented a report for the year and answered questions. Homeowner ideas and concerns were discussed along with a summary of what occurred during the previous year. Homeowner concerns included upgrades to the neighborhood and a discussion of deed restriction violations. We discussed upcoming activities, increasing neighborhood involvement in the community, security, capital improvements, the new Kingsbridge Village website, and goals for 2020, one being to pursue a recycling program for our neighborhood again. Our neighborhood HOA meetings are held the 2nd Tuesday of each month and announced on the marquee signs.

## Remember To Get ACC Approval First!

The Kingsbridge Village Architectural Control Committee (ACC) stands ready to help ensure that our neighborhood reflects the pride and care of its residents. The purpose of ACC is to focus on structural, landscape and general upkeep and to insure compliance to those conditions as outlined in our Covenants, Conditions and Restrictions. All changes and improvements made to the exterior of your home must be approved by the ACC. PLEASE DO NOT START WORK UNTIL you have received an approval notice from the ACC. Please contact Brittany Austin, MASC Austin Properties, Inc 713-776-1771, before beginning any projects.

## Calling All Volunteers!

A community is only as strong as the people who participate in it. We need volunteers for the Board and committees. If you would like to volunteer, please contact Leticia Gomez of MASC Austin Properties at: (713) 776-1771 or [lgomez@mascapi.com](mailto:lgomez@mascapi.com).

## 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.mascape.com](http://www.mascape.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, from 6:30p to 8:30p. If you would like to attend, the meetings are open to residents from 6:30p to 7:00p. 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).

## BOYS & GIRLS CLUBS OF GREATER HOUSTON

### NEW MISSION BEND CLUB IS UNDER CONSTRUCTION

Our mission is to inspire and enable all youth, especially those who need us most, to realize their full potential as productive, responsible and caring citizens. Our vision is to put success within reach for our Club members and keep them on track to graduate high school. We help them realize a positive plan for the future that includes good character, citizenship, workforce readiness and a healthy lifestyle. Each year, more than 25,000 youth ages 6 to 17 walk through our doors for our after-school and summer programs. At our Clubs, youth are provided meals, strong role models, leadership development, homework assistance, organized fitness and athletics, health and life skills, character and career development and access to the arts. Membership costs just \$5 per school-year and \$20 for the entire summer.

We are very excited about the progress we are making on our Mission Bend Club, which is projected to open the summer of 2020.

## 8TH ANNUAL PLANT SWAP



The 8th Annual Plant Swap sponsored by the Greater Mission Bend Area Council will be held Saturday, May 16th, 2020 9:00 A.M.-12:00 P.M. at George Bush Park.

For all the details, please visit:  
<http://plantswap.gmbac.com/>

## YARD OF THE MONTH

From April through October we will choose two winners each month. Make sure your yard is looking its best, and you might get a reward!

## 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.

## MISSION BEND LIBRARY EVENTS

- **Tech Tuesdays: Databases for Homework** - Description: Join us as we learn about databases that are useful for homework help and class projects. Tech Tuesdays meets on the third Tuesday of each month at 5:30 p.m. This program is for 3rd to 8th graders. Ages 9-14. Registration is required.
- **Pajama Night Story Time** - Description: Stories and other activities for the whole family. Everyone is welcome any age. Infant, Preschool, Elementary. Pajama Night Story Time meets every Wednesday of each month at 6:30pm.
- **After-School Break: Night Lights DIY** - Description: After-School Break meets every 2nd and 4th Thursdays of each month at 4:15p.m for Kinder - 5th graders. Registration is not required!

## 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.



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## **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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## **RECYCLING INFORMATION**

The Fort Bend County Recycle Center provides a regional center for recycling for Fort Bend County residents. The Recycle Center is located at: 200 Blume Road Rosenberg, TX 77471. Some of the items accepted at the center are listed below. For a complete list of acceptable and non-acceptable items, along with fee information, please visit the following website: <https://www.fortbendcountytexas.gov/government/departments/county-services/recycling-center-hhw>

### **PLASTICS**

Soda/Water Bottles  
Salad Dressing Bottles  
Styrofoam  
Milk Jugs

*\*\* Rinse containers and remove caps. Crush if possible - step on it. \*\**

### **GLASS**

Food and Beverage Containers Only

*\*\* All colors are accepted. Rinse and remove caps. Containers must be clean, no trash, water or other fluids in containers \*\**

### **BATTERIES, OIL, LATEX PAINT, AND ANTIFREEZE**

Used Motor Oil  
Used Filters  
Cooking Oil

*\*\* LATEX paint ONLY! The words "Latex" or "Water Based" MUST appear on the product label. \*\**

### **HOUSEHOLD APPLIANCES**

All household appliances are currently accepted. Non-Freon appliances are \$5.00 per unit and all Freon appliances are \$10.00 per unit.

### **HAZARDOUS WASTES ACCEPTED**

Paints & Stains  
Paint Thinners and Strippers  
Household Cleaners  
Household Chemicals  
Fertilizers & Lawn Chemicals  
Aerosol Products  
Pesticides and Herbicides  
Pool Chemicals  
Florescent Lighting Bulbs (tubes)  
Gasoline  
Flammable Liquids  
Mercury (thermometers and thermostats)