

# The Villager



FALL 2021

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

## 2022 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 assessment for 2022 are due on January 1, 2022 but are not considered late until after January 31, 2022. 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.



## Annual Meeting scheduled for January 11, 2022

The Annual Meeting for the Kingsbridge Village (Houston) Homeowner's Association, Inc. has been scheduled for Tuesday, January 11, 2022 at 6:30 P.M. The meeting will be conducted at the office of MASC Austin Properties, Inc. located at 945 Eldridge Road, Sugar Land, TX 77478. Proxies will be mailed out for those that cannot attend.

## Keep Up With Kingsbridge Village on TownSq

MASC Austin Properties, Inc. is excited to announce the launch of 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. Manage your account and access the resources you need when you need them. Download the app and register to: easily communicate with your management team, manage your account and pay online, get up-to-date news and alerts, request and review status of service inquiries, engage with one another, access important association documents and more! To register your account, please log onto [www.kingsbridgevillage.sites.townsq.io](http://www.kingsbridgevillage.sites.townsq.io), use your account ID and the association zip code (77498 or 77083). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.

## Board Meetings

The HOA Board meetings are held the 2nd Tuesday of each month excluding December, from 6:00p to 8:00p. Please check the website and townsq for meeting login in information via Zoom. The meeting agendas are available on our website - [www.kingsbridgevillage.com](http://www.kingsbridgevillage.com). or <http://www.kingsbridgevillage.sites.townsq.io>.

## 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

## Grab and Go Meals For Kids

The Boys and Girls Club of Greater Houston, in partnership with: A United Way Agency - Grab and Go Meals for Kids on Fridays 3pm-6pm at the Mission Bend location 8709 Addicks Clodine Rd, Houston TX 77083. \*First come-first served, while supplies last. More details can be found at: [www.bgcgh.org](http://www.bgcgh.org).



## *Christmas Decorating Contest!*

The Christmas Decorating Contest is just around the corner! Participants should have decorations completed in time for judging the weekend of December 11th.

We plan to notify winners and have yard signs posted by December 15th. Decorate your house for the holidays and you may be a winner. Winners will receive 1st place, \$200 Visa gift card, 2nd place \$100 Visa gift card and 3rd place \$50 Visa gift card. Good luck to everyone!

## **Vacation Watch**

If you're heading out of town for the holidays, you may want to have S.E.A.L Security provide vacation watch for your home while you're gone. You can find their Vacation Watch form on our website ([www.kingsbridgevillage.com](http://www.kingsbridgevillage.com)), on the Home page under KBV at a Glance on the right side of the page.

## **ACC Approval Before Making Changes**

The Board would like to remind residents that any and all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the guidelines set in our Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found on our website on the Forms page (under the Documents menu). If there are any questions, please contact MASC Austin Properties, Inc. at 713-776-1771.

---

## **7 Projects That Add Value to Your Home**

- 1. Remodeling the Kitchen.** Most people consider the kitchen to be the heart of the home, and because of this, updates in this room pay off. According to HGTV, you can expect to recoup 60%-120% of your investment on a kitchen remodel, as long as you don't go overboard. You should never make your kitchen fancier than the rest of the house, or the neighborhood. The average expenditure on home improvement was rather modest; 40% of participants reported spending less than \$2,500, and almost 75% spent less than \$10,000.
- 2. Bathroom Addition.** If your home only has one bathroom, you can recoup a large chunk of your investment by adding another one. HGTV estimates that you can recoup 80%-130% of whatever you spend adding a bath room.
- 3. Reinventing a Room.** Adding more square footage to your home with a new room can be an incredibly expensive project. Although you can recoup some of your investment, anywhere from 50%-83%, this project's costs can quickly spin wildly out of control.
- 4. Adding Energy-Efficient Windows.** These days, buyers shop for homes with energy efficiency in mind. Old, drafty single-pane windows are a major turn off.
- 5. Deck Addition.** Adding a deck increases the value of your home. Outdoor living spaces have become more desirable, especially since more people stay home for vacation.
- 6. Energy-Efficient Insulation.** If your home lacks basic insulation, and has old doors that let in plenty of hot and cold air, home inspectors working with potential buyers will include this in their reports.
- 7. Basic Updates.** Basic updates add the most value to your home. Keep the paint fresh, fix the roof when it leaks, replace wood that rots, and get rid of any mold that you find.

# WHY YOU SHOULD REPLACE YOUR ROOF BEFORE SELLING YOUR HOME

Are you thinking about putting your home on the market for sale? It doesn't matter if you've been living there for 50 years or five, you want to do everything you can to get the most out of your investment. Here's why a residential roof replacement might be a great choice to boost your ROI, or at least save you time and effort during the sale process.

## **Increase Your Asking Price After a Roof Replacement**

While it's a significant investment, a new roof is likely to recoup most of its upfront cost, as it's a top factor that home buyers look at when deciding on a home.

## **Save Time on Roof Repair Negotiations from Buyers**

Many buyers will look for any excuse to offer less on your home than what you're asking, and an aging roof could reduce your sale price by thousands. Dedicating the time and money to a new roof now will save you the headache of a lengthy back-and-forth over purchase price later.

## **Maximize Eyes on Your Home and Speed Up the Sale Process**

People don't want to put major improvements into a home they're just moving into. When buyers notice an older roof, they are more likely to skip seeing your home entirely. The more eyes on your property, the better, and likely the sooner you'll get the final offer settled.

## **Keep Lending Companies Satisfied with Adequate Roof Repairs**

You might not care about the age of your roof when you list your home – let the next person deal with it. But you may come to care when the next person's mortgage company comes to do their own inspection of the property. If roof repairs are required, they may refuse to approve the loan or request the necessary fixes be completed before they will move forward with loaning any money.

## MISSION BEND LIBRARY

The Mission Bend Library is still offering online programs through the rest of the year. FBCL meeting rooms and conference rooms will be available for reservation beginning Monday, November 1, 2021. FBCL Resumes Regular Hours Nov 1, 2021.

### Mission Bend Branch Library

Mon – 12:00 noon – 9:00 pm  
Tue/Wed – 10:00 am – 9:00 pm  
Thu – 10:00 am – 6:00 pm  
Fri – 12:00 noon – 5:00 pm  
Sat – 10:00 am – 5:00 pm  
Sun – CLOSED

### **Address:**

8421 Addicks Clodine Rd  
Houston, TX 77083



## HOLIDAY SAFETY TIPS

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. Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe. However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.

PRSRT STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327

## SMART WAYS TO SAVE ON YOUR BATHROOM RENOVATION

Looking to liven up your bathroom? Better set aside some big bucks. According to HomeAdvisor, "The average bathroom remodel costs \$10,354." Don't panic, you can still get a fresh, new look at a fraction of the cost, with these money-saving tips and tricks.

### Keep the same layout

You might want to chuck it all and start over with a completely new layout, but the cost of moving water lines could push your budget into no-man's land. According to HGTV's Scott McGillivray, "Moving the tub, vanity, or toilet will cost about \$2,500 each."

### Do your own tilework

Is the DIY spirit calling to you? Tiling your own bathroom floor and shower can be satisfying—and money-saving. Be sure to watch a tutorial or two first. It's also a good idea to practice your technique on a piece of MDF with inexpensive tile before jumping in.

If you are springing for professional installation, keep in mind that large-scale tile will provide savings.

### Go garage sale-ing

Yes, you can find some great accessories at garage sales, Craigslist or Nextdoor, but keep your eye out for larger pieces, too. An old dresser can easily be turned into a vanity. Not only will this save you money, it will also bring character into the space.

### Resurface

"An old tub or shower will surely show signs of aging eventually, but before you swap things out for new, which can cost a pretty penny, consider resurfacing," said Family Handyman. "Your tub or shower can be professionally resurfaced for much cheaper than buying new."

### Look for leftovers

Stone yards, tile shops, contractors—they may all have leftovers you can purchase or even have. That countertop remnant could work perfectly on top of that vanity you have your eye on, and save you enough money to buy it!

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or [info@preparedpublications.com](mailto:info@preparedpublications.com).

## Vaccination Clinics

The Boys and Girls Club of Greater Houston, in partnership with Fort Bend County Health and Human Services will hold Vaccination Clinics on December 2nd from 3pm-5pm at Mission Bend Boys & Girls Club 8709 Addicks Clodine Rd, Houston TX 77083. COVID-19 vaccines will be available.

Walk-ups are welcome. Age 12 and up. Parent or guardian presence or written consent required for minors. For more information contact call (346) 409-1502.

## Have You Visited Our Website Lately?

Please refer to our website at: [ww.kingsbridgevillage.com](http://ww.kingsbridgevillage.com) for community documents and forms, news and updates and other important information!