

The Villager



SUMMER 2018

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

What To Do If You Receive A Deed Restriction Violation Letter

Deed restrictions serve as a valuable tool. Indeed, it can be argued that deed restrictions are the MOST valuable tool available to a neighborhood association, to keep property values high in that neighborhood.

Every homeowner should receive a copy of the Declaration of Covenants, Conditions and Restrictions for Kingsbridge Village upon purchase of the home. A copy of these documents can be read and/or downloaded and printed from the community website at www.kingsbridgevillage.com. Our management company, MASC Austin Properties, Inc. inspects the neighborhood once a month and sends letters to residents who appear to be in violation. Here are the steps to take when you receive a deed restriction violation letter from MASC Austin Properties:

- First, decide whether the violation existed on your property at the time of the inspection. The purpose of the first letter is merely to bring the attention of the homeowner to a possible violation. There are no legal fees or negative repercussions associated with the first letter. The wording of the letter may sound stern, but is a legal formality to allow the Association to pursue legal action, if necessary at some future date. No legal action will be taken on the basis of only one letter.
- If the answer is no, then call MASC Austin Properties to correct the mistake. Make sure that MASC Austin Properties has your correct address in their system. If you can see that your neighbor had the problem and it was incorrectly assigned to your address, be sure to inform them of that fact.
- If the answer is yes, but the violation has since been corrected (you had mulch in your driveway but you have finished spreading it, for instance) then you may ignore the letter - your violation no longer exists. As a courtesy, you may contact the management company to let them know the violation no longer exists. An e-mail would be sufficient.
- If the answer is yes, but the violation is being corrected or will soon be corrected, then you may again ignore the letter - your violation will no longer exist at the time of the next inspection. Again, it would be courteous to notify the management company.

(continued on page 2)

Important Contacts

Have a question? Please refer to our website at: 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.mascapi.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. If you would like to attend, the meetings are open to residents from 6:30 p.m. to 7:00 p.m. 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.

YARD OF THE MONTH IS BACK!



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! We would like to congratulate the following residents for winning Yards of the Month for May, June and July. Congrats!

May

9122 Windswept Grove
9514 Heflin Colony

June

9210 Kendale Drive
9411 Lerin Lane

July

9122 Windswept Grove
15419 Waumsley Way

WHAT TO DO... (CONTINUED)

• If the answer is yes, but the violation will not be corrected by the time of the next inspection, a call to MASC Austin Properties is necessary. Perhaps there are extenuating circumstances that need to be taken into consideration and you will need extra time to address the correction.



If you choose to ignore a deed restriction violation letter and do not correct the violation, then you will receive a certified letter, followed by letters informing you of fines that have been assessed to your account. If there is no response to these letters or fine letters, and if the issue is not rectified by the owner, the Association has the right to seek compliance through legal action. All costs related to legal enforcement are to be paid by the property owner.

If there is no response to these letters, and if the issue is not rectified by the owner, the Association has the right to seek compliance through legal action. All costs related to legal enforcement are to be paid by the property owner. Your assistance through taking steps to improve your property and the community are appreciated.

If you have any questions, please contact MASC Austin Properties.

THIRTEEN TIPS FOR A GREAT BACK TO SCHOOL TRANSITION

As summer comes to an end and back-to-school season begins, it can be hard to get back into a regular schedule — both for kids and adults. To help you out, here are thirteen tips that parents can use to ease their kids back into school, while also managing their own stress:

1. Visit cultural attractions like museums to shift kids brains into "Scholar" mode.
2. Reacquaint your kids with the calendar schedule they'll use to manage their activities.
3. Try apps like iHomework or MyHomeWork to help your kids organize assignments.
4. Let kids choose a planner or scheduling tool that they're excited to use.
5. Set up weekly meetings to review your kids' schedules for the week(s) ahead.
6. Create a family calendar that tracks everyone's activities and commitments.
7. Establish a set "Family Time," whether it's during dinner or before bed.
8. Give kids a specific day when they can choose all the activities you do together.
9. Determine how long it takes them to do assignments to help with time management.
10. Use an egg timer to get your kids used to focusing for specific periods of time.
11. Teach your kids to prioritize their assignments by making to-do lists with deadlines.
12. Give your kids a short break after each assignment they finish, such as a short walk.
13. Set a regular alarm each day that signals the start of homework time.



IMPORTANT PRE- AND POST-STORM SAFETY TIPS

Here are some important pre-and post-storm electric safety tips.

- Stay away from downed power lines. Be especially mindful of downed lines that could be hidden in flood waters and treat all downed lines as if they are energized.
- If you experience flooding and water has risen above the electrical outlets in your home, contact a licensed electrician before turning on the main circuit breaker or trying to restore power.
- All electrical appliances and electronic equipment that have been submerged in water need to dry thoroughly for at least one week. Then, have them checked by a qualified repair person before turning them on. Attempting to repair a flood-damaged appliance could result in electrical shock or death. Attempting to restart it could result in further damage and costly repairs.
- If the outside unit of an air conditioning system has been under water, mud and water may have accumulated in the controls. Have the unit checked by a qualified air conditioning technician.

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PLEASE KEEP PETS ON A LEASH

Please remember to keep your furry friends on a leash when in the community. Thanks!

BEAT THE HEAT WITH THESE SUMMER LAWN TIPS:

Below are some tips and procedures that can assist any homeowner in making their lawn and garden healthy throughout the hot summer season:

1. Taller blades help grass develop deeper roots that are better at seeking out water underground. Tall grass also helps to shade soil and cool it, which means you'll need to water less.
2. Continue to mow high all summer.
3. When you mow, leave the grass clippings in the lawn. They will break down and help to feed your lawn.
4. Keep feeding your lawn every six to eight weeks.
5. Sharpen your mower blade. A dull blade tears grass, creating a ragged edge that loses moisture more readily than a clean cut.



Keep an eye on lawns to spot problems early and treat accordingly. Insects such as chinch bugs (treat with EcoSmart granules or diatomaceous earth) and fungi such as grey leaf spot (treat with Actino-Iron) are two things to watch out for.

Here's to a great lawn and garden, all Summer long!

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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?

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BEWARE OF SKIMMERS AT THE PUMP

Skimmers are illegal card readers attached to payment terminals — like gas pumps — that grab data off a credit or debit card's magnetic stripe without your knowledge. Criminals sell the stolen data or use it to buy things online. You won't know your information has been stolen until you get your statement or an overdraft notice. Skimmers are nothing new, but technology has made them smaller and harder to find. There are two types of skimmers – internal and external. For external skimmers, take a good look at the card reader. Does it look different than other readers at the station? External skimmers are installed over an existing keypad or card reader. There are some tell-tale signs that an external skimmer has been installed:

- Check to see if the keypad is raised by running your fingernail along the edge. A skimmer is also likely to be loosely installed and will wiggle.
- Also look at the weathering of the keypad. Most fuel dispensers get weathered because of the elements and a new keypad on a weathered dispenser should be a warning sign.
- Check the top right front of the machine for tiny keyhole cameras that are recording your debit pin numbers as you enter them onto the keypad.

Internal skimmer devices are installed by opening the dispenser door and inserting a skimmer. Look to see if the dispenser door appears to have been forced open. In some cases, the door does not align properly or has unusual scraping or wear around the edges.

If you suspect the machine has been tampered with, alert the attendant, and if one is not available, call the police. Be safe and be on the lookout for this scam!