

SUGAR MILL

RESIDENTIAL NEWSLETTER

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Attack of the Neighborhood trees!

Our beautiful community is home to hundreds of beautiful trees! While the HOA strives to maintain all the trees on community property, people have recently inquired about about trees encroaching on their property.

So, what does one do if they have a tree from a common space infiltrating their yard or worse, rubbing against your roof?

What many residents don't know is that you have the right to trim any trees encroaching into your yard. In fact, you can trim them all the way to your property line.

If there is a community tree stretching into your yard that could potentially cause damage to your home, any trimming is the responsibility of the home owner.



SCOUNDRELS & VANDALS

VANDALISM AT TENNIS / PICKLEBALL COURTS

POOL & POPCORN

POOL SEASON OPENS WITH A MOVIE NIGHT

ECO-FRIENDLY LAWN AND GARDEN

TIPS TO KEEP YOUR YARD LOOKING GREAT WHILE
SAVING RESOURCES

NextDoor: the app

nextdoor

NextDoor is a web-based mobile platform that brings communities together. Their slogan is: By bringing neighbors together, we can cultivate a kinder world where everyone has a neighborhood they can rely on.

Just like any other social media platform, NextDoor can be used to foster a sense of community and inclusiveness... OR it can be used as a bullhorn for idiocy. The choice is truly in the hands of those that use the platform.

IMPORTANT NOTE: The Sugar Mill HOA board does not officially monitor or respond on NextDoor. While anonymously attacking people in the virtual world may feel good in the moment, it really just makes you seem silly and unneighborly.

Architectural Control Committee

If you have any home improvement projects coming up, please remember to submit an Architectural Request Form for approval. For your convenience the form may be found on our website at <http://www.sugarmillhoa.net>



Scoundrels, Vandals, and Ne'er-do-wells

There has recently been a significant amount of vandalism at our Jess Pirtle Tennis and Pickleball courts. While the perpetrators are unknown, we now have a tennis facility in disrepair.

While we hope residents from Sugar Mill were not responsible, we believe it was guests given the codes to the tennis court that have disgraced and degraded our once beautiful facility.



AI generated; Not an actual picture of the courts.

We are currently making preparations to overhaul, resurface, and repaint the Jess Pirtle tennis courts. This refresh will also include new security measures to ensure ONLY residents are using the courts.

This facility will be inaccessible in the coming weeks until the new security has been installed. We thank you for your patience while we undergo this process.

Cul-De-Sac Crusaders wanted!

Hey you, yeah you. Wanna get paid to water? That's right! Summer is upon us and we are so excited to be offering reimbursement for people willing to help us keep our cul de sac's watered! Want to get paid? Fill out the form on the Sugar Mill website. Special thank you to the amazing work by the landscape committee for their tireless efforts to keep Sugar Mill Beautiful!

How to Access the Watering Agreement

1. www.ciranet.com
2. log into the Residential Portal
3. under Quick Links click on Documents
4. Forms
5. Water Agreement 2024-25



Get your popcorn ready!

We are opening the pool season with a movie night! Please join us for swimming, snacks, and fun at the Sugar Mill Pool Movie night on May 24th! Located at the 7th street pool.

Light Snacks and Drinks will be provided!



Pool season is Here!

New tags will be issued with one tag given per household. Each tag provides entry privileges to residents and up to 5 guests.



Poo Patrol!

While our 4 legged friends are, at many times responsible for being affectionate towards us, we humans are responsible for disposing of their waste properly. There are doggy waste stations provided for our little friends. There you will find small plastic bags (feel free to use two bags if your dog leaves particularly large 'steaming divots') and a waste basket for the bag.

Picking up after your pet is more than courteous. Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

In fact, it is illegal to leave your dog's waste on any property that you do not own! The law is stated in Sec. 3-13 and Ord. No. 1722, § 1 in Sugar Land's codes and ordinances.

How silly you will feel if you receive a ticket for being a irresponsible pet owner? Be a good neighbor and pick up after your pet! For more information about the codes and ordinances please visit www.sugarlandtx.gov.



Court Access

Want to access the courts but don't know how?

The 7th street and Jess Pirtle Sugar Mill Tennis Courts are controlled by a four (4) button access lock. The codes at each facility will be different and will change periodically, or on an as needed basis. Our Lake side Tennis Court facility is controlled through the Brivo security system. Access to this platform can be given after the completion of our Sugar Mill Tennis Court Access Code Sign-up form. This can be downloaded from Sugar Mill HOA website.

Once you have completed this form and returned it to the management office, you will be emailed or mailed (based on your preference indicated below), the current access code. Each time the code is changed the association will email or mail the new code and when the new code will be effective. If you have lost or forgotten the code, please contact sugmill@ciramail.com or the address or phone below and a new one will be sent to you. Access codes will not be given over the phone. Also, remember you must be in good standing with the association to receive access codes for use of the tennis courts in Sugar Mill. Please do NOT share tennis court access codes.

Backyard Makeover Ideas for Warm Weather Enjoyment

As summer heats up, there's no better time to refresh your outdoor space. Whether you've got a sprawling lawn or a cozy patio, these backyard makeover ideas will help you turn your outdoor area into a personal oasis—while staying within HOA guidelines.

1. Create a Shade Zone

Install a pergola, pop-up canopy, or even a large cantilever umbrella to provide relief from the sun. Shade sails are another budget-friendly and stylish option.

2. Add Comfy Seating

Upgrade your furniture with weather-resistant cushions or consider a hammock or outdoor sectional. A small bistro set can do wonders for a balcony or porch.

3. Light It Up

String lights, solar lanterns, and LED path markers extend your outdoor hours and add ambiance. Just make sure your lighting is downcast and HOA-approved to avoid light pollution.

4. Go Green (Even in the Heat)

Opt for heat-tolerant plants like succulents, lavender, and ornamental grasses. Raised garden beds and vertical planters are great for smaller yards.

5. Add a Fire Feature

A propane fire table or chiminea is perfect for summer evenings.

6. Outdoor Entertainment

Consider a Bluetooth speaker disguised as a rock or installing a weatherproof projector screen for movie nights.

Tip: Always check with the HOA before making structural changes, and submit any necessary architectural review forms.

Summer Safety Reminders for Pets, Pools, and Playgrounds

Summer is prime time for outdoor fun—but with more activity comes greater responsibility. Here's how to keep everyone in the community safe during the sunny season.

Pet Safety & Etiquette

- Hydration & Heat: Make sure pets have access to fresh water and shade.
- Paw Patrol: Pavement gets dangerously hot—walk pets in the early morning or evening.
- Leash Laws: Always keep dogs on a leash and under control in shared spaces.
- Pick It Up: Clean up after pets to keep common areas clean and safe.

Pool Safety

- Supervision is Key: Never leave children unattended, even if they know how to swim.
- Know the Rules: Follow posted pool hours and HOA policies (e.g., guest limits, no glass).
- Float Responsibly: Inflatable toys are fun, but don't substitute for life vests or close supervision.
- Secure the Gate: Help prevent accidents by ensuring pool gates are always latched.

Playground Pointers

- Check Surfaces: Playground equipment can get extremely hot in the sun—test slides and swings.
- Age-Appropriate Play: Encourage children to use equipment that's designed for their age group.
- Stay Hydrated & Take Breaks: Running around in the sun can lead to overheating quickly. Remind kids to take water breaks every 20–30 minutes and rest in shaded areas when needed.
- Dress for Play: Encourage lightweight, breathable clothing and closed-toe shoes to protect feet from hot surfaces, splinters, or sharp objects. Avoid clothing with drawstrings that can catch on equipment.

VOLUNTEERS NEEDED!

Hello Neighbors! Our community is dependent upon the help of many selfless individuals that volunteer their time to the continued improvement of Sugar Mill.

But, we need more help! Would you like to help our community by volunteering your time? Our current needs include *Christmas Decoration management, July 4th parade coordination, and Neighborhood street light liaison*. If you are interested in helping please contact Real Manage and the HOA board will respond quickly.



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Eco-Friendly Lawn & Garden Tips for Hot Weather

As summer temperatures rise, maintaining a lush, beautiful landscape can become more challenging—and water use often skyrockets. Fortunately, there are smart, eco-conscious ways to keep your yard looking great while conserving resources.

1. Water Wisely

- **Water Early or Late:** Water lawns and plants early in the morning or after sunset to reduce evaporation.
- **Deep Soaking, Less Often:** Watering deeply 2–3 times a week encourages deeper root growth, which helps plants become more drought-resistant.
- **Use Drip Irrigation or Soaker Hoses:** These minimize water waste and deliver moisture directly to the roots where it's needed most.

2. Choose Drought-Tolerant Plants

- Native and drought-resistant plants like lavender, black-eyed Susans, ornamental grasses, and sedum require less water and are better suited to summer conditions.
- Incorporate xeriscaping in problem areas—this landscaping style uses rocks, mulch, and minimal irrigation for a striking, low-maintenance look.

3. Mulch Like a Pro

- Apply a 2–3 inch layer of organic mulch (like bark or straw) around plants to retain moisture, prevent weeds, and keep roots cool.
- Mulch also improves soil quality over time—win-win!

4. Compost for Healthy Soil

- Enrich your soil naturally by adding compost. This reduces the need for chemical fertilizers and helps soil retain moisture longer.

5. Mow High & Smart

- Raise your mower blade during summer. Taller grass (around 3 inches) shades the soil, reduces evaporation, and promotes stronger roots.
- Keep blades sharp to avoid tearing grass, which can lead to brown, stressed lawns.

6. Go Chemical-Free

- Minimize or eliminate the use of pesticides and herbicides that can harm beneficial insects and pollute runoff water.
- Encourage natural pest control by attracting birds and pollinators with flowering plants and birdbaths.

7. Group Plants by Water Needs (Hydrozoning)

- Place plants with similar water and sunlight requirements together to avoid overwatering or underwatering parts of your garden. This strategy helps reduce waste and makes irrigation more efficient—perfect for hot summer months.

8. Create a Pollinator-Friendly Space

- Incorporate bee- and butterfly-attracting plants like coneflowers, milkweed, salvia, and sunflowers.
- Avoid using pesticides on flowering plants to protect these beneficial insects, which also help gardens thrive.

Ways to Connect In Sugar Mill

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

Website: sugarmillhoa.net

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions, ACC Applications and current pertinent information.

Residential Portal: realmanage.com

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.

RealManage: Property Management

16000 Barkers Point Ln #250, Houston, TX 77079

(866) 473-2573 Property Manager: Maria Leal

EmailBlast:

SUGMILL@Ciramail.com

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

Sugar Land 311: Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events

- sugarlandtx.gov - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved. Be in the know. There is so much to encounter in our Great City of Sugar Land!

Lies and Intrigue on the Internets

There has been a rash of inaccurate information and emotional rants on social media platforms with regard to our beautiful neighborhood, Sugar Mill. The internet is a wonderful place full of opinions. While we all appreciate others opinions, how can you ensure the information you've received about Sugar Mill is correct?

You can sign up to be on the Sugar Mill HOA email where we share pertinent information about our neighborhood. You can email the board directly. You can come to our monthly HOA board meetings that are open to all residents.

However, it is important for Sugar Mill residents to know the the HOA board does not use NextDoor or any other online social platform to share information.

COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them in your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the city-of-sugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.



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Are you and your family New to the Community? Welcome!

If you are new to the Sugar Mill Community, whether as a homeowner or renter--Welcome! As a new resident, you may not be aware of our deed restrictions for the Community. Please logon onto our website Documents (sugarmillhoa.net) for a list of our guidelines and restrictions. On this site you can also see more information on our Board, Forms, and create a portal login under Email Notifications to receive updates from Real Manage.



MARTHA'S

TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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Create a Reading Nook

A reading nook is a perfect way to carve out a peaceful retreat in your home, where you can unwind with a good book. Here's how to create your own cozy nook.



Select the right space. Start by choosing a quiet corner with good natural light—near a window or in an unused alcove are great options. The right spot should be away from the main traffic areas of your home to provide a sense of seclusion.

Focus on seating. Comfort is key, so opt for a plush armchair, daybed or cushioned window seat. Add a variety of pillows and a soft throw blanket to make the space inviting and comfortable for long reading sessions.

Lighting is essential.

If natural light isn't available, include a good reading lamp with adjustable brightness. Floor lamps or wall-mounted sconces can provide focused light without taking up much space.

Incorporate storage solutions for your books.

A small bookshelf, floating shelves or a nearby side table can keep your current reads within arm's reach.

Personalize the nook. Spruce up your space with decor that inspires relaxation, such as framed art, houseplants or a small rug to anchor the nook.



**Martha Lusk, CRS, ASP
Realtor, Re/Max Southwest
Accredited Staging Professional**

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Sugar Mill resident for 35 years.

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Do you know someone who is thinking of buying or selling a home? Please mention my name.

This newsletter is for informational purposes only and should not be substituted for legal or financial advice.

If you are currently working with another real estate agent or broker, it is not a solicitation for business.

*Experience, Honesty
and Integrity*



Sugar Mill Specialist and Waterfront Specialist