

# Barrington Place

## BANNER

FEB 2024

### WINTER/SPRING ROUNDUP, UPCOMING EVENTS & CHANGES TO COME

If you have lived in Barrington Place for any period of time you know that the weather is unpredictable and changes quickly. In October, the weather moderated and the unprecedented 4-month long heatwave and drought starting in the summer of 2023 finally ended. But just about everyone lost plants and vegetation during the prolonged drought, including those plants at the HOA entrances. Anyone driving through the subdivision could see yards with normally green leaved Magnolia trees carrying brown leaves. Boxwoods, palm trees, azalea bushes, and other foliage suffered and many plants died. Established yards of St. Augustine and Bermuda grass died off without rain. On top of that, recent Winter weather brought a hard freeze. Hopefully the normal weather patterns will help yards and damaged plants recover but it looks like the spring season will be a time for pruning back the dead limbs of those plants still living, removing those dead plants and vegetation that died entirely, and planting replacements.

Please remember that the City of Sugar Land has its own guidelines for picking up dead plants and trees. Some Homeowners are still using black/white/green trash bags for grass clippings and other foliage disposal. These are not accepted by the City anymore. Only clear bags can be used to bag/put out grass clippings/dead plants also known as “green waste”. Open containers are allowed for green waste but for many who use lawn service companies, the only disposal bags that will be picked up are clear bags. Thankfully, the City addressed the heavy trash pickup scheduling problem. Heavy Trash pickup is back to the historical first Monday of the Month. The HOA also changed its landscaping company for 2024. This new company’s bid was lower than the prior 2023 landscaping company’s bid, and hopefully the new service will help with prompt service requests. Time will tell.

Barrington Place also had another outstanding year of Christmas and Holiday decorations on display. Many homes decorations, including religious themes, manger themes, topiary reindeer, oversized light bulbs and ornaments, decorated trees, inflatable Santa’s and Snowmen, and a multitude of flashing and multicolored lights added to the Holiday spirit. Judging was difficult since so many homeowners keep “Upping their displays” from year to year but winners’ names are included in this Banner issue and posted on the Barrington Place website. Recognition Signs were also placed in the winner’s yards. Past winners should not be disappointed if they do not win each and every year. Their homes are beautifully decorated. However, to encourage others to decorate the judges do take into account if a home is a prior winner (in the last 2 years) and if the choice is “close” between a prior winner and a newer participant, the nod will go to the new participant to encourage participation in the neighborhood.

With the coming of the New Year, residents celebrate in various ways, some of them using fireworks. A reminder to all. FIREWORKS ARE NOT PERMITTED IN THE CITY OF SUGAR LAND without City permission. There were many reports of fireworks being set off on Christmas Eve and on New Year’s Eve. There are unincorporated areas close by and shooting off fireworks in those areas is allowed and is legal. Fortunately, the rains in the area and on New Year’s day early morning, kept structures from catching on fire and we did not have any reported damage to homes and HOA property from fireworks. Last year, Section 3 Park at Summerfield and Stancliff had bark chips which are used to cushion children’s falls, catch on fire as fireworks were set off on top of the bark chips. There is also no reason for shooting guns to celebrate in Barrington Place. Celebrating the New Year is a festive occasion. There are parties, get togethers of friends and families, lots of good food and plenty of liquid cheer. Be considerate of your neighbors, many have pets that get frightened and some have young children that are disturbed by the noise. Pick up those empty beer bottles and cans left by your party attendees. Also remember that Police and First Responders do the best they can. Don’t add to their hard, and oftentimes overlooked, work by letting drunk drivers get behind the wheel or allow intoxicated persons to handle fireworks at your home.

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## WINTER/SPRING ROUNDUP (CONT.)

Those cooler temperatures at the end of December and beginning of January will go higher in June, July and August. In order to lock in a lifeguard company now so that a dip in the community pool can be enjoyed in the Summer, the HOA must look for a lifeguard company now. Prices for the same lifeguard service increased by \$5700 last year. There being a shortage of lifeguards in the Sugar Land area was anticipated on the 2023 HOA Bingo card, but even with higher hourly wages being paid to the lifeguards, there were times that lifeguards just were not available. Again, if you know of an up-and-coming Lifeguard company, the HOA would like to know to add it to its vendor lists for consideration.

Warming temperatures and longer days also go hand in hand with school and outdoor activities. The Spring semester is here and many of our young ones have been riding buses to other schools. Please keep an eye out for youngsters, boarding and leaving the school buses. The Sun is at that bad height close to the horizon that often blinds/obscures one's view of the road, and with more daylight, kids will play outside more often. Please slow down when driving, the streets in Barrington Place are not a drag strip. More people also take advantage of longer days and moderate temperatures to get in that daily walk to keep fit. Keep an eye out for them too!

Speaking of schools, the closure of Barrington Place Elementary, its remediation work for 2024, creates its share of problems. There have been multiple reports by concerned homeowners of criminal activities, purported drug dealing, and disturbances taking place on school grounds, especially at night, which is spilling into the subdivision. If you see something suspicious call the police. There is also a lot of traffic with workers, trucks carrying building materials to and waste debris from the school. Many residents in Barrington Place have a love/hate relationship with SLPD. The residents want to see increased police presence in the neighborhood to keep undesirable elements at bay yet those same residents oftentimes do not like getting speeding tickets and citations from those same officers as they make those California Rolling Traffic Stops at intersections. By now, you should have seen SLPD, parking near the intersection Nantucket and Barrington Place Drive, monitoring the traffic going through the intersection.

On July 10, 2023, the HOA first learned of the Conditional Use Permit (CUP) seeking further development of the nearby Alston Road Masjid at 13130 Alston Road (Faizan-E-Madinah). Matters with the proposed CUP have not changed since the City Council tabled the CUP at the City Council Meeting on August 15, 2023. Updates are posted on TownSq when information becomes available. At the time of this article, the HOA's last understanding is this:

The HOA received an email on October 7, 2023 from the City asking the HOA to set forth its concerns and recommendations. The HOA drafted a lengthy response email to the City with its concerns and recommendations and sent this email to all parties, including the City, on October 18, 2023. Further inquiries were made by the HOA Management Company by phone call to the City afterwards and it is the HOA's understanding that the HOA concerns (especially concerns with the Traffic Impact Study submitted by the proponents) were forwarded by the City Traffic Department to the Applicants and the company that performed the Traffic Impact Study seeking their response. No response has been received/transmitted to the HOA at this writing.

As circumstances change more information will be provided by TownSq postings, Subdivision entrance sign message postings, emails to residents who seek updates, reports at monthly Board meetings, and through the barringtonplace.net website.

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## BARRINGTON PLACE HOMEOWNERS ASSOCIATION

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

Angela Connell,  
Property Manager  
aconnell@mascape.com

### BOARD OF DIRECTORS

**President**  
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Al Lockwood

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COMMUNITY WEBSITE:  
WWW.BARRINGTONPLACE.NET

## WINTER/SPRING ROUNDUP (CONT.)

With the start of every year the community has an opportunity to make their voices heard. On Thursday, May 16, 2024, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, at 7:30 p.m. On that date the membership will elect (2) Board of Director positions currently set to expire on May 16, 2024. For those interested in serving on the Board please contact the management company. There are many ways you can help make Barrington Place a better community by volunteering. Volunteers are always welcome. Help judge yards of the month and Christmas and Halloween decorations. Join the Architectural Control Committee and help have a say so in how the neighborhood looks. Come help with the planning of budgets and learn how and why your money is being spent. Take that first step and come to the monthly Board meetings! You can learn a lot. No question is a stupid question to ask.

## HOA ANNUAL MEETING

On **Thursday, May 16, 2024**, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at **13318 Rosstown, at 7:30 p.m.** On that date the membership will elect two (2) Board of Director positions currently set to expire on May 16, 2024. The two Board positions are positions 4 & 5 respectively, and the terms are for two (2) years. Those wishing to run for a Board position should contact the management company, MASC Austin Properties, at 945 Eldridge Road, Sugar Land, Texas 77478, by March 15, 2024. The candidate may submit a candidate profile for publication in the 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 in the April Banner. All profiles shall be kept on the Barrington Place website from the date first published on the website until May 16, 2024, after which they will be removed. 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 an issue of the Banner printed in May 2024, would reach the membership before May 16, 2024; therefore, no proxy ballots or candidate profiles will be published in any May Banner issue.



### MAJOR DATES & DEADLINES FOR MAY 2024 ELECTION

**February Website & Banner:** Announcement of May 16, 2024, Board Election. Management Company to take names of candidates for Board positions and forward same to Nominating Committee for consideration and forward any candidate profiles for publication in future Banner issues to publisher and for posting on barringtonplace.net website.

**March Website** - Announcement of May 16, 2024, Board Election. Management Company to take names of candidates for Board positions and forward same to Nominating Committee for consideration and forward any candidate profiles for publication in future Banner issues to publisher and for posting on barringtonplace.net website.

**April Website & Banner** –All candidacies, submissions of candidate profiles and listing of candidate's names on proxy ballot for distribution in the April Banner issue must be received by Friday, March 15, 2024, by 5:00 pm for Nominating Committee consideration. All candidacies, submissions of candidate profiles and listing of candidate's names on proxy ballot for distribution in the April Banner issue are directed to: MASC Austin Properties, Inc. Phone#: (713) 776-1771, Facsimile#: (713) 776-1777, E-Mail Address: aconnell@mascapi.com. All candidacies received after the March 15, 2024, 5:00 pm deadline will not be considered by the Nominating Committee and will not be published in the April Banner and will not be posted on the barringtonplace.net website. After the March 15, 2024, 5:00 pm deadline, no further changes will be made to timely submitted candidate profiles or proxy ballots printed in the Banner. Further inquiries about candidacies, submissions of candidate profiles and listing of candidate's name on proxy ballot for timely distribution in the April Banner issue should be directed to: MASC Austin Properties, Inc. Phone#: (713) 776-1771, Facsimile#: (713) 776-1777, E-Mail Address: aconnell@mascapi.com.

**Nominating Committee Deadline** – March 15, 2024 - All candidate applications must be reduced to writing and signed by the Applicant and submitted on or before 5:00 pm on March 15, 2024, to the Nominating Committee for its consideration. All candidacies submitted to the Nominating Committee should be directed to: MASC Austin Properties, Inc. Phone #: (713) 776-1771, Facsimile #: (713) 776-1777, E-Mail Address: aconnell@mascapi.com. All candidacies received after this March 15, 2024, 5:00 pm deadline will not be considered by the Nominating Committee in making its nominations for Board of Directors.

## BEFORE STARTING AN IMPROVEMENT

If you are making any type of improvement to the exterior of your home, you must submit a Request For Home Improvement Approval “RFHIA” to MASC



Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence, etc.) ***Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.***

You can find the required form on our website at [www.barringtonplace.net](http://www.barringtonplace.net) under DOCUMENTS- Request For Home Improvement Approval.

Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.

## WEENIE ROAST SAVE THE DATE

**June 29th  
1pm-4pm at the clubhouse**



## SIDEWALK AND STREET REPAIRS

Is there a sidewalk on your street that is unlevel? Is there a street you drive on located in Barrington Place which has shifted and could cause damage to a tire? If so, please let the City and HOA know. With the historical heat and dry spell in the Summer of 2023, many sidewalks had sections drop and shift. Several streets also had pavement sections shift creating 1-to-2-inch drop offs between the opposing lanes that could damage the sidewall of a tire. Many pedestrians have unfortunately found those unlevel corners, that now stick in the air and create trip hazards on sidewalks especially at night. When the rain finally came in the fall, it was not enough to raise the sidewalk and some street sections back to the previously level condition.

The City of Sugar Land periodically repairs sidewalks within Barrington Place. If you walk on the sidewalk, you may notice red spray paint markers indicating sections of the sidewalk that need to be fixed. If you drive the streets, you may notice red spray paint markers indicating sections of the street that need to be leveled. Other times, you may see black asphalt used as a temporary patch and remedial measure to lessen that pavement shift until a full repair can take place. However, unless the situation with the sidewalk or street is pointed out to the City by HOA residents for needed repair, nothing will be done since the City may not be aware of the problem.

You can help fix the problem by providing a specific location to the Management Company where you notice a problem with the sidewalk or street. This usually means providing the name of the street, the side of the street (East/West or North/South), and the address of the home or homes on which the sidewalks traverse/road passes by that are in need of repair. Pictures can also help locate and display the nature and extent of the problem, making it easier for the City to locate.

## YARD OF THE MONTH

Be ready for spring and for Barrington Place HOA’s Annual Yard of the Month Contest! Yard of the Month will begin in April and continue through September. One home in each section of Barrington Place will be chosen every month and will be awarded with a Yard of the Month sign placed on their front lawn all month long, as well as receive a \$25.00 Home Depot gift card

## EASTER EGG HUNT- MARCH 30<sup>TH</sup>



Hop on over to Summerfield Park on Stancliff Oaks St. and join us for lots of fun and prizes at our Annual Barrington Place HOA Easter Egg Hunt. The Easter Egg Hunt will be on Saturday, March 30th starting at 11am. Over 1200 eggs to collect! We will have the Easter Bunny there to take pictures and passing out fun toys and candy. Easter Egg Hunts for all ages and great Easter baskets and gift cards and prizes. Volunteers are always needed!



## CHRISTMAS DECORATING CONTEST WINNERS

Color pictures of the winning homes can be seen on our neighborhood website- [www.barringtonplace.net](http://www.barringtonplace.net); MINUTES & NEWSLETTERS- February 2024 Banner. Reminder: All Christmas decorations must be removed by now. Please store them away for next year's contest!



## POOL MONITORS ARE NEEDED FOR THE 2024 POOL SEASON

If you are interested in applying for a Barrington Place HOA pool monitor position this summer, please contact Joanna Figueroa at MASC Austin Properties Inc. at 713-776-1771 or via email at [jfigueroa@mascapi.com](mailto:jfigueroa@mascapi.com) for more details.



## NEWS RELEASE

[www.sugarlandtx.gov](http://www.sugarlandtx.gov)

FOR IMMEDIATE RELEASE

Jan. 10, 2024

Contact: Doug Adolph  
(713) 202-0816

## SUGAR LAND PROVIDING INCENTIVES TO ENHANCE SINGLE-FAMILY HOMES

Sugar Land, TX – Applications for the Great Homes Update Program will reopen on Feb. 1 at [SugarLandEcoDev.com/GreatHomes](http://SugarLandEcoDev.com/GreatHomes) as part of Great Homes, a residential reinvestment initiative that empowers Sugar Land homeowners to invest in their community by preserving, protecting and enhancing their neighborhoods.

Great Homes includes the Great Homes Design Program and the Great Homes Update Program.

The Great Homes Design Program provides Sugar Land homeowners and homeowners associations with a creative, re-envisioned exterior home design at a cost exclusive to Sugar Land residents. Under the Design Program, a \$500 rebate as well as an additional incentive through the Update Program may be available for homeowners who substantially implement at least one qualifying exterior improvement on their home within six months of receiving a design. Home designs provided by the Design Program are in limited supply, so Sugar Land homeowners are encouraged to apply now.

The Great Homes Update Program includes a reimbursement incentive encouraging rehabilitation and refurbishments of the exterior of single-family houses. Through the Update Program, homeowners may be eligible for a reimbursement of up to \$10,000 for a portion of their exterior home improvement costs.

Eligibility requirements for both programs must be met to qualify for program participation and reimbursement. Sugar Land homeowners are encouraged to obtain a home design from the Great Homes Design Program and apply with a home improvement project for the Great Homes Update Program on Feb. 1.

Sugar Land has always been a trailblazing city – always keeping one step ahead of the curve and delivering world-class services to our residents. The Great Homes programs are an integral step in ensuring Sugar Land keeps pace with new housing options within the region. All single-family homeowners with properties within the Sugar Land city limits are potentially eligible and encouraged to participate in the program.

For more information and to apply for the Great Homes program, visit [www.SugarLandEcoDev.com/Great-Homes](http://www.SugarLandEcoDev.com/Great-Homes).

## GARAGE SALE REMINDERS

Garage Sales are a great way of cleaning house while making a little extra money for your family. However, Barrington Place HOA has established a few specific regulations for garage sales to ensure that they do not pose any problems or inconveniences for your neighbors:

- The Barrington Place HOA documents allows three (3) garage sales per year
- Advertising your garage sale should be picked up promptly upon completion of your sale
- All garage sales shall conform to any rules or regulations specified by the City of Sugar Land or Fort Bend County



**BARRINGTON PLACE INCOME/EXPENSES - DECEMBER, 2023**

<b>INCOME</b>		<b>COMMITTEE</b>		<b>TOTAL EXPENSE</b>	<b>\$13,942.44</b>
INTEREST	-\$594.74	BEAUTIFICATION COMMITTEE	\$75.00		
LEGAL FEE	\$865.00	<b>TOTAL</b>	<b>\$75.00</b>	<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$952,339.53</b>
BANK - INTEREST	\$4,365.94	<b>CONTRACT</b>			
CLUBHOUSE RENTAL	\$200.00	911 PHONE	\$495.79		
LANDSCAPE REIMBURSEMENT PROGRAM	\$756.53	CLUBHOUSE CLEANING	\$660.00		
TRANSFER FRR	-\$500.00	LAWN CARE	\$3,075.00		
<b>TOTAL</b>	<b>\$5,092.73</b>	MANAGEMENT	\$3,025.00		
<b>ADMINISTRATIVE</b>		POOL SERVICE	\$1,083.33		
CERTIFIED LETTERS	\$270.00	SIGN MAINTENANCE	\$90.00		
COPIES	\$668.17	TRASH	\$58.46		
LEGAL - INDIVIDUAL	\$645.00	WEBSITE	\$90.00		
MINUTES	\$100.00	<b>TOTAL</b>	<b>\$8,577.58</b>		
OFFICE	\$212.85	<b>UTILITIES</b>			
POSTAGE	\$776.14	ELECTRICITY	\$948.72		
<b>TOTAL</b>	<b>\$2,672.16</b>	WATER/SEWER	\$104.76		
		TELEPHONE	\$1,564.22		
		<b>TOTAL</b>	<b>\$2,617.70</b>		

**Sweetwater P.O.O.L.S.**

# LIFEGUARDS WANTED!

**SCAN ME**

**Why Apply?**

- Close to Home
- Flexible Scheduling
- Great Pay & Incentives
- No Experience Required
- Certification Classes Offered
- Minimum age requirement is 15!

**Text 281-988-8480 for more information!**  
[www.sweetwaterpoolsinc.com](http://www.sweetwaterpoolsinc.com)



**KEEP UP WITH BARRINGTON PLACE ON TOWNSQ**

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on 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. To register your account, log onto the following website [www.barringtonplace.sites.townsq.io](http://www.barringtonplace.sites.townsq.io), use your account ID (located on the 2024 assessment invoice) and the association zip code (77478). Set your password and account preferences.

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

**Barrington Place HOA**  
c/o MASC Austin Properties  
945 Eldridge Road  
Sugar Land, TX 77478

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

## 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

# INTERNATIONAL ART & KITE FESTIVAL

**Saturday, March 23, 2024 10 a.m. - 3 p.m.**

The Crown Festival Park  
18355 Southwest Freeway, 77479

The International Art & Kite Festival is a free event that celebrates culture and community through art, music, dancing and food. Kite flying, art car showings and cultural performances are just some of the highlights of this colorful festival!

**Kite Flying Competition:** Show off your kite flying skills and take part in this enchanting Kite Flying Competition. We are on the lookout for the smallest, largest, most unique, and highest-flying kites. Let your kite soar high in the sky and compete against other enthusiasts as you aim for the winning title and the chance to leave a lasting impression.

**Chalk Art Competition:** Show-off your creativity and participate in this year's Chalk Art Competition. Each artist will receive a box of chalk and a designated area to create their masterpiece. Whether you're an individual artist or a group, this competition welcomes you from all backgrounds to amaze the crowd with their talent.

