



**WE SUPPORT OUR TROOPS**

Volume 37, Issue 1  
January 2019

## ASSESSMENTS ARE PAST DUE

The 2019 annual assessment were due on January 1, 2019, and are past due on February 1, 2019. All past due accounts will be assessed interest in the amount of 10% per annum. A letter will be mailed after February 15th to all homeowners with past due balances. A certified demand letter, with a minimum \$35 collection fee being assessed to the account, will be sent after March 15th. All past due accounts will be turned over to the Association's attorney for collection after April 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary.

- **Any account which reflects an outstanding balance prior to 2019 that is not paid in full**

**by January 31, 2019, will not be eligible to receive the discount.**

- Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the enclosed invoice.
- Please make your check payable to Barrington Place HOA, Inc., and mail it in care of MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.
- For online payments please visit the website for MASC Austin Properties, Inc. at [www.mascapi.com](http://www.mascapi.com).

## ARE YOU OK

Are you O.K.? is a telephone reinsurance program sponsored by the Fort Bend County Sheriff's Office for seniors or disabled citizens of Fort Bend County. The Sugar Land Police Department works with the Sheriff's Office in checking the welfare of seniors or disabled citizens that reside within the incorporated city limits of the City of Sugar Land.

There is no charge for this service.

You decide what time of the morning you want to be called. If you will be away from home at the agreed calling time, you can call the number provided to check out of the program until you return. You will have the reassurance that someone will know if you need help. Call 281-341-4704 to get an application for this program.

[www.sugarlandtx.gov/512/Are-You-OK](http://www.sugarlandtx.gov/512/Are-You-OK)

### Barrington Place Homeowners Association

Managed By:

MASC Austin Properties  
945 Eldridge Road  
Sugar Land, TX 77478  
(713) 776-1771

Angela Connell,  
Property Manager  
[aconnell@mascapi.com](mailto:aconnell@mascapi.com)

### BOARD OF DIRECTORS

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Phil Rippenhagen

Vice-President  
Ken Langer

Secretary  
Lynn Johnson

Treasurer  
Al Lockwood

At Large  
Melanie Cockrell

### MONTHLY HOA MEETING

02/12/19

7 PM, CLUBHOUSE

### TRASH REMINDER:

Please do not put trash out before **6:00 PM** on the night before the scheduled pickup day. Trash cans must be stored out of public view. Also, do not place large boxes (tv's, game systems, stereos, etc.) out for trash, except on heavy trash day, the first Monday of each month. Criminals look for these items.

Heavy trash day is the 1<sup>st</sup> Monday of the month.

## CURB NUMBER ADDRESSES ARE COMING THIS YEAR!!!!!!

BPHOA wants to paint address numbers on the curb for all 1021 homes in the Barrington Place HOA. **There is no charge to the homeowner.**

It has been close to 20 years since the entire community had uniform fresh curb address numbers in front of their houses. Since then many of the curb addresses have faded and some are missing entirely due to curb repairs and City construction. Some houses cannot be located since they do not have either a house number or a curb number address.

By having a visible curb address, fire, police, and emergency vehicles save precious seconds in finding the correct address and that may save a life and/or stop a fire from spreading. Delivery trucks can quickly find the addresses and accomplish their deliveries and leave the streets free and clear of parked vehicles.

Many homeowners on their own initiative have maintained/painted visible curb address numbers that do not currently need painting. Some owners have gone above and beyond a plain curb number by paint-

ing specially designed individualized curb address numbers (Astros, Texans, etc.). These existing in place curb numbers are acceptable if in good condition. Those owners may not want to have a 2<sup>nd</sup> address number on their curb and may want to opt out.

If you have a visible curb number that is in good condition and you do not want another curb number address painted on your curb, please contact MASC Austin Properties at 713-776-1771 or Property manager Angela Connell via email at [aconnell@mascp.com](mailto:aconnell@mascp.com).

## CLUBHOUSE AND POOL RENTAL INFORMATION

**A**re you planning an event, such as a baby or bridal shower, or perhaps a birthday party?

Just a reminder that you can rent the clubhouse at the rate of \$200.00 per four hours. Each additional hour is \$50.00 plus a \$25.00 reservation fee a \$250.00 refundable cash deposit.

Contact Veronica Navarrete at

MASC Austin Properties, Inc., for more information via phone at 713-776-1771 or via email [vnavarrete@mascapi.com](mailto:vnavarrete@mascapi.com)

During pool season, you can also rent the pool for private pool parties before or after the pool is open to the community. To rent the pool, the fee starts at \$30.00 per hour, a \$25.00 reservation fee and \$250.00 refundable cash deposit that includes lifeguard fees.

Pricing varies depending the number of people in the pool area, so make sure to contact Joanna Figueroa at MASC Austin Properties, Inc. via email at [jfigueroa@mascapi.com](mailto:jfigueroa@mascapi.com) to reserve your date.

To view complete requirements, please log onto [www.barringtonplace.net](http://www.barringtonplace.net), select Deed Restrictions on the home page, then scroll down to Article 47, Clubhouse Rental Policy.

## ANNUAL EASTER EGG HUNT

**A**ll Barrington Place residents are invited to join us for our Annual Easter event. Date and time to be announced soon.

With Easter falling in April this year, we have plenty of time to schedule our special guest... the Easter bunny himself.

We are anticipating him to R.S.V.P. again this year. Parents might wish to bring their cameras to capture a shot of their child with Mr. Bunny. Easter eggs will be plentiful for hunting and there will be lots of treats and games for the children.

Anyone who would like to help out

with this event, please call Angela Connell, 713-776-1771, to volunteer.



REMEMBER TO GET ACC APPROVAL  
**BEFORE**  
MAKING IMPROVEMENTS!!!!

A lot of homeowners are making changes to their homes without getting ACC approval before making changes. **Everyone** who bought and/or owns a home in Barrington Place HOA agreed to get ACC approval before making changes whether they know it or not. This is spelled out in the Declarations and in the ACC Guidelines which are recorded in the local property records.

Failing to get ACC approval in advance is oftentimes accompanied by the failure to get necessary City permits. Permits usually are needed for reroofing, changing siding, driveway repairs or replacement, foundations repairs, swimming pools, additions, remodels, and outdoor kitchens, patios and patio covers. Permits may also be necessary for water heater replacement, air conditioner replacement, heater replacements, air conditioning ductwork, any electrical circuit work, electrical panel replacements, water line replacements and water softeners. See <https://www.sugarlandtx.gov>.

Several homeowners have had to tear down and remove the improvements since City permits were not obtained. While many homeowners submit ACC forms and receive ACC approval before starting work there are some who do not. Sometimes the work is acceptable and conforms to community standards and the ACC grants approval after the fact. However there has been a rise in unapproved work recently that is not acceptable and does not conform to community standards. The ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvement at the cost and expense of the owner.

This Article will be printed for the next 6 months in the Banner and posted online to remind and educate the Homeowners. A copy will also be sent with the billing for the 2018 Annual Assessment. If at the end of the 6 month period the problem has not improved, the Board will consider taking other actions, including **denying eligibility** for the discount on the yearly assessment for failure to submit ACC forms prior to commencing work. Those homeowners who get ACC approval before making improvements will have no problems. Those homeowners who do not get ACC approval before making improvements do so at their own monetary risk.

The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <http://barringtonplace.net> under the committees tab. Forms can also be requested in person from MASC Austin Properties at 945 Eldridge Road, Sugar Land, Texas 77478, Monday thru Friday, 9AM to 5PM, during normal workdays. Forms can also be mailed to the Homeowner upon request. The phone number for MASC Austin Properties is 713-776-1771 and the fax number is 713-776-1777. Forms can also be requested by email by contacting the property manager Angela Connell at [aconnell@mascap.com](mailto:aconnell@mascap.com).

**There is no cost charged to the Homeowner for submitting and review of the BP ACC Form.**

## STATE HIGHWAY WIDENING PROJECT

The SH6 widening project is in partnership with Texas Department of Transportation (TxDOT) and Fort Bend County as part of ongoing efforts to improve mobility and traffic management in the SH6 corridor. The project focuses on widening SH6 from six(6) to eight(8) lanes between Brooks St and Lexington Blvd. Originally 175 trees were identified to be impacted in approximately 2 acres of newly acquired ROW. It is TxDOT's standard practice to clear the ROW however early in design city staff requested that only the "necessary" immediately impacted trees be removed.

These efforts by city staff pre-

served 88 of the 175 trees, therefore, approximately 50% of the trees originally identified to be removed will be saved. Tree removal is expected to begin January 2019 as utility relocations are already underway. Per TxDOT, construction is tentatively scheduled to begin March 2019.

Future beautification efforts are underway as the (CIP ST1703) SH6 Beautification planning progresses towards completion. This project will provide landscape enhancement on the Sh6 corridor from US90A to Austin Parkway. The SH6 Beautification project is tentatively expected to commence upon completion of the widening construction.

For Questions:

Project: SH6 Phase III Improvements (CIP ST1404)  
 Project Manager: Edward Orozco  
 Engineering Department: (281) 275-2780



## SUGAR LAND TRASH CART POLICY

### Cart Information

Residents received a 95-gallon grey garbage cart and a 65-gallon green recycle cart, unless different sizes were requested. If a different cart size is needed, please contact Republic Services via email at [sugarland@republicservices.com](mailto:sugarland@republicservices.com) or by phone at 713-726-7307.

### Fees

Additional Garbage cart - \$5 per month  
 Additional Recycle cart - no fee  
 Cart exchange - \$25 per cart

### Cart Assistance

The Cart Assistance Program is pro-

vided to residents who have a physical condition which prohibits them from moving the garbage and recycle carts to the curb for collection. This program does not include assistance for green waste or bulky waste services.

Residents can enroll in the Cart Assistance Program by completing the



program application. The application must be certified by a medical doctor. Once the application has been approved, you will be notified of the start date for the program. Periodic audits will be required to maintain enrollment.

For more information, log on to [www.sugarlandtx.gov/519/Carts](http://www.sugarlandtx.gov/519/Carts)

### **TRASH REMINDER:**

Heavy trash day is the 1<sup>st</sup> Monday of the month.

## HOUSEHOLD HAZARDOUS WASTE

Household Hazardous Waste collection is provided on an on-call basis at no additional charge.

It will not be collected with bulky waste. To schedule a pick up, call Republic Services at 713-726-7307 or email [SugaLand@RepublicServices.com](mailto:SugaLand@RepublicServices.com).

1. Call Republic and detail HHW materials.
2. A collection date will be provided.

3. Items will be collected.

Acceptable Materials:

Paint: latex & oil-based

- Paint thinners, gasoline, solvents
- Oil, petroleum-based lubricants
- Ethylene glycol, antifreeze
- Pesticides, herbicides
- Aerosols
- Mercury, mercury and debris
- Light bulbs: fluorescents, compact fluorescents (CFL), high-intensity discharge (HID) lamps
- Batteries: lead acid, alkaline, NiCad
- Pool chemicals
- Cleaners: acidic & basic
- Resins & epoxy

- E-waste: TVs, computers, monitors and similar electronic waste

Unacceptable Materials:

- Unusually large quantities and commercially generated HHW or e-waste
- Radioactive compounds
- Smoke detectors
- Ammunition
- Explosives
- Tires
- Asbestos
- PCBs (polychlorinated biphenyls)
- Pharmaceuticals or controlled substances
- Biological or infectious wastes

## HEAVY TRASH REFRESHER COURSE

**B**ulky waste service is provided once a month for items too large to fit in the garbage cart. **For Barrington Place residents, heavy trash is the first Monday of the month.** Bulky waste does not include construction, demolition or hazardous wastes.

### Guidelines

- Set your bulky items out by 7 a.m. on your collection day but no earlier than 6 p.m. the evening before.
- Bulky items should be set out at the curb at least four feet from other objects.
- Do not place items in your garbage cart for bulky waste collection. Items should be placed directly on the curb.

### On-Call Bulky Waste Service

Residents who do not wish to hold bulky items until their next bulky waste day can contact Republic Services Customer Service at 713-726-7307 to schedule an additional pickup. This service is subject to the following fees which must be paid prior to scheduling the service.

### Fees

- Less than 5 cubic yards - \$75
- Greater than 5 cubic yards - Call for pricing

### On-Call Garbage Service

Residents will be able to schedule additional garbage and bulky waste service by contacting Republic Services Customer Service at 713-726-7307. Requests for additional service will be completed the next

business day. This service is subject to the following fees which must be paid prior to scheduling the service.

### Fees

- Extra cart pick-up - First request is free, additional requests are \$25
- Bulky waste service up to 5 cubic yards - \$75
- Bulky waste service greater than 5 cubic yards - Call for pricing

**Remember, heavy trash needs to be taken out the night before heavy trash or you will be subject to a violation letter.**

For more information about trash service, please log onto: <https://www.sugarlandtx.gov/517/Garbage-Recycling-Guidelines>

COMING SOON... A NEW LOOK FOR BARRINGTONPLACE.NET

Our website is getting a much needed facelift. Stay tuned for the "new" BP website to make its appearance!



## BOY SCOUTS DISPLAY FLAGS

Show your patriotism and support for veterans and active duty military, and help a local Boy Scouts of America troop. For \$40 a year, the Boy Scouts from Sugar Land Troop 148, will display a 3' x 5' United States Flag in front of your house for the following holidays: Presidents Day, Memorial Day, Flag Day, Independence Day, Labor Day, and Veterans Day. Boy Scouts will provide, display, maintain and store these flags for you and your neighbors. All proceeds from this service will support BSA Troop 148.

Please contact us at [BSA148SL@gmail.com](mailto:BSA148SL@gmail.com) for more information or to download our flyer from the Barrington Place HOA bulletin board website:

<http://www.barringtonplace.net/bboard.htm>.



## Guitar or Piano



Private Lessons  
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My home or yours  
Ron Corb 281-513-3980  
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Cell: 832.641.5099



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# February 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1</b>	<b>2</b>
<b>3</b>	<b>4</b> HEAVY TRASH	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>10</b>	<b>11</b>	<b>12</b> HOA MONTHLY MTG.	<b>13</b>	<b>14</b> VALENTINE'S DAY	<b>15</b>	<b>16</b>
<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b> DEADLINE FOR NEWSLETTER	<b>21</b>	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b> PRESIDENTS' DAY	<b>26</b>	<b>27</b>	<b>28</b>		
City Council Meeting, 5:30 - 2nd, 3rd, 4th Tuesday of each month Planning & Zoning meeting, 6:30 - 2nd & 4th Thursday of each month						

## BARRINGTON PLACE INCOME - EXPENSES 12/30/18

<b>INCOME</b>		<b>LAWN CARE</b>	\$2,583.40	<b>LEGAL-INDIVIDUAL</b>	\$2,318.90
BANK INTEREST	\$329.73	<b>TOTAL</b>	<b>\$5,983.40</b>	LANSCAPE-IMPROVEMENTS	\$125.00
ASSESSMENTS ACCT ADJ	-\$398.00	<b>UTILITIES</b>		CLUBHOUSE MAINTENCE	\$80.00
CLUBHOUSE RENTALS	\$550.00	ELECTRIC	\$801.61	OFFICE EXPENSE	\$439.60
INTEREST-HOMEOWNERS	\$20.66	WATER/SEWER	\$440.90	POOL SERVICE	\$809.32
LEGAL FEES	\$865.50	TELEPHONE	\$138.47	POOL REPAIRS	\$82.56
<b>TOTAL</b>	<b>\$1373.11</b>	GAS	\$0.00	POOL TAGS	\$0.00
<b>ADMINISTRATIVE</b>		<b>TOTAL</b>	<b>\$1,380.98</b>	IRRIGATION	\$0.00
PRINTING	\$936.14	<b>COMMITTEE</b>		ELECTRICAL	\$363.88
POSTAGE	\$1,340.23	COMMUNICATION	\$1736.82	SIGNS	\$472.50
MINUTES	\$0.00	<b>TOTAL</b>	<b>\$1,736.82</b>	TRASH PICKUP	\$43.45
<b>TOTAL</b>	<b>\$2,276.37</b>	<b>MISCELLANEOUS</b>		<b>TOTAL</b>	<b>\$6,746.65</b>
<b>CONTRACT</b>		CERTIFIED DEMAND LETTERS	\$1,995.00	<b>TOTAL EXPENSE</b>	<b>\$18,124.22</b>
MANAGEMENT	\$2,750.00	LEGAL-CORPORATE	\$99.00	<b>TOTAL CASH IN ACCOUNTS</b>	<b>\$886,845.17</b>
CLUBHOUSE CLEANING	\$650.00				

# FBISD 2019 CALENDER

## February

- 13 Elementary Parent Conf. & Early Release
- 14 Professional Learning Day/No Students
- 17 Holiday/President's Day

## March

- 6 End of 3rd Nine Weeks
- 9 - 13 Holiday/Spring Break
- 16 Beginning of 4th Nine Weeks April

## April

- 10 Holiday
- 13 Professional Learning Day/No Students

## May

- 25 Holiday/Memorial Day
- 22, 26 - 28 Exams
- TBD Graduation
- 27 Early Release - MS/HS
- 28 Early Release - All Students
- Last Student Day/End of 2nd Semester/End of 4th Nine Weeks
- 29 Teacher Work Day

TO VIEW MONTHLY HOA MEETING  
MINUTES, PLEASE LOG ONTO:  
[WWW.BARRINGTONPLACE.NET](http://WWW.BARRINGTONPLACE.NET)

**TRASH REMINDER:**  
Heavy trash day is  
the 1<sup>st</sup> Monday of the month.

### **BE A RESPONSIBLE PET OWNER**

**ALWAYS PICK UP AFTER YOUR PET  
AND OBEY THE LEASH LAW**

**Don't Mess with Texas...report litterers:  
log onto [http://www.dontmesswithtexas.org/  
reportlitterer/index.php](http://www.dontmesswithtexas.org/reportlitterer/index.php)**

Parents, we encourage you to be aware of who lives in your neighborhood by logging onto <https://records.txdps.state.tx.us/SexOffender/>. Simply enter your zip code to find out if you have any offenders living near you.

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

**PRSR STD  
US POSTAGE PAID  
SUGAR LAND TX  
PERMIT NO 30**

## Useful Phone Numbers

City Manager, Mayor, Councilman	281-275-2710
Ordinance – City Code	281-275-2370
Public Works/Report Street Lights	281-275-2450
Police Department	281-275-2525
Eric Babnew, Crime Prevention Officer	281-275-2578
Fire Department	281-491-0852
	OR 281-275-2851
Revenue Department	281-275-2750
Animal Control	281-275-2596
Information/Complaint/etc.	281-275-2489
Ft. Bend ISD Police	281-634-5500
Student Crime Stoppers Hotline	281-491-8477
Clubhouse/Pool Rental	713-776-1771

## ADVERTISING

Advertising is accepted for the *Barrington Banner*.  
Please log onto [www.barringtonplace.net](http://www.barringtonplace.net)  
for information.

**BP  
BANNER**

The *Barrington Banner* is produced by  
**Barlisa Enterprises, Inc.**  
and the  
**Barrington Place  
Communications Committee**  
**Linda Lavin, Chairperson**  
**Ken Langer**

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