

The Villager



SUMMER 2019

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

Calling All Volunteers For National Night Out!

The HOA is need of volunteers to help with National Night Out. If you would like to volunteer, please contact Leticia Gomez of MASC Austin Properties at: (713) 776-1771 or lgomez@mascapi.com.

Please Remember - No Parking In The Street

Please remember that parking in the street in our community is not allowed. When residents park their cars on the street other drivers are often forced into oncoming lanes, creating a safety hazard. Street parking also makes it difficult for trash pickup trucks and vehicles such as ambulances and fire trucks to navigate thru the community. So, please do everyone a favor and don't park on the street.

Remember To Get ACC Approval First!

As much as we enjoy seeing well-maintained homes and improvements being made in our community, we want to remind you of the necessity of obtaining approval from the Architectural Control Board. Guidelines are put into place in order to maintain consistency throughout the neighborhood which enhances the overall appearance of residences and helps retain the market value of our homes. As a rule, any work outside your residence that alters its appearance in any way requires prior ACC approval.

Request for Home Improvement Approval Form

In general, some of the projects you would need approval for would include any exterior remodeling or additions, fences, pools, roofs, change of house color, patio additions, etc. To be absolutely sure you are meeting the guidelines of Kingsbridge Village, please contact Brittany Austin, MASC Austin Properties, Inc., at 713-776-1771, before beginning any projects. She will be happy to clarify the necessary steps you should take.

Trash Pickup

We ask residents to please refrain from putting out trash cans/bags or any garbage to be placed at the curb before 6 p.m. the night before pickup. If you have a yard crew, please inform them to place the bags of clippings behind your fence if they service your lawn before trash day. **HEAVY TRASH DAY IS THURSDAY!** Also, please do not leave trash cans at the curb after pick up. This is not only unsightly, but against Deed Restrictions.

Driveways and Sidewalk Repair

For those homeowners who need driveway or sidewalk repair, please note that these repairs are not the responsibility of Si Environmental, LLC (281-490-1600) in some cases. It is the responsibility of the homeowner. The following are two companies that we have used previously: Concrete Raising Corporation at 713-991-1777 (www.crc-houston.com) or Houston Concrete Leveling at 832-259-9244 (www.hcleveling.com) for repairs.

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.

CRIME PREVENTION TIPS

There's no doubt about it. If you want to keep your home safe from break-ins, you should have good locks on all doors and windows and ideally have an alarm system in place. But home security doesn't end with locks and alarms. There are other less obvious ways to keep your home safe. For example:

- Install exterior lights with a motion detection feature. A light suddenly going on will almost always send a potential intruder away.
- Look for - and, if possible, eliminate - potential hiding spots around your property.
- Always leave some lights on in your home when you're away for an evening.
- Never announce that you're on vacation or otherwise away from your home on social media sites. (Ask your kids not to do this either!)
- Don't leave tempting valuables where they can be easily seen through a window.

In addition to good locking systems on doors and windows, simple precautions like these will significantly lower the risk of a break-in.

FOUR CORNERS COMMUNITY CENTER

Did you know that we have a wonderful community center nearby? Four Corners Community Center has amenities such as: regulation softball field and soccer field, a half mile walking track and playground equipment, 2 full size basketball courts, volleyball court and a Community Center for meetings, parties, and family reunions. They also have two pavilions for outdoor barbeques. The center is located near Gaines Rd and West Bellfort (Located 3 minutes away from Kingsbridge Village). Address: 15700 Old Richmond Road, Sugar Land, TX 77478. Phone: 832-471-2583.



PLEASE KEEP PETS ON A LEASH

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

4 DIY THINGS YOU CAN DO TO LOWER YOUR ENERGY BILL THIS SUMMER

This time of year can mean substantially higher energy costs. Here are four low-cost, high-impact changes you can make on your own to save money and keep your home more comfortable this summer.



Clean your window sills: A few seasons worth of dirt and soot can prevent your windows from closing all the way. Even a little air getting in can make your AC less efficient and raise your electric bill. Drafty windows are the top energy leak in a typical home, accounting for up to 25% of a home's energy loss. Cost: \$0-5 (cleaning spray and paper towels). DIY level: Easy. You can even make this a chore for the kids!

Install a door sweep: A common place where air leaks occur is under the door leading from the house to the garage because they are often not as well sealed as doors leading directly to the outside, Install a door sweep to seal the gap between the bottom of your door and the threshold to prevent cold air from escaping your home. Cost: \$10-15 (per door). DIY level: Easy. Use a drill to make holes in the door and screws to attach the sweep.

Caulk your windows: Window air leakage can be reduced by applying a continuous bead of caulk around the window trim where it meets the wall, at the mitered joints of the trim, and between the trim and the frame. Make sure the caulk is intended for indoor use and can be painted. Using Charlotte, NC as an example, the Department of Energy estimated that the average homeowner could save 14% on heating and cooling costs each year with proper air sealing and insulation. Cost: \$3-5 (caulk). DIY level: Medium. Caulk can get messy, so go slow.

Check your ducts: Ducts are used to distribute AC and heat throughout houses with forced-air systems. In typical houses, about 20% of the air that moves through the duct system is lost due to leaks, holes and poorly connected ducts. The result is an inefficient HVAC system, high utility bills, and difficulty keeping the house comfortable, no matter how the thermostat is set. You can check all the ducts you can access, such as those in the attic or garage. Look for holes and tears, and seal them using mastic or metal tape. Cost: \$5-10 (roll of tape). DIY level: Medium. It's just taping, but you'll likely be dealing with tight spaces and a few creepy-crawlies.

AUGUST PROGRAMS AT THE MISSION BEND BRANCH LIBRARY

Fort Bend County Libraries' Mission Bend Branch Library, 8421 Addicks Clodine Road in Southwest Houston, presents a variety of free children's programs, Young Adult programs for teens, adult computer classes, and special events for people of all ages each month. All programs are free and open to the public. For more information, see the Fort Bend County Libraries website (www.fortbend.lib.tx.us), or call the Mission Bend Branch Library (832-471-5900) or the library system's Communications Office at 281-633-4734.

SUMMER HOURS – effective June 3-August 23

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

LIBRARY CLOSINGS

Aug 30 – Staff Development Day
Sept 2 – Labor Day

Some items on the August schedule include:

SPECIAL EVENTS

Food for Thought Cookbook Club” – Thursday, Aug 15; 3:00 pm, Conference Room. This month, the theme is “Sandwiches Month.” Cooking enthusiasts of all ages and experience levels – from beginners to advanced -- are invited to join. Those attending are welcome to bring their own cookbooks and recipes, or they may browse the library's collection of cookbooks. Share tips, get ideas, and enjoy the camaraderie of other individuals who have an interest in cooking and good cuisine! Meets on the third Thursday of every month; different cooking genres are explored each month.

“Cross-Stitching 101” – Tuesday, Aug 20, 2:00-4:00 pm, Conference Room. This hands-on demonstration will cover the basics of counted cross-stitch embroidery. Learn different stitches and hear about the different materials that can be used. Embroidery is one of the arts of embellishing fabric or linens with a needle and thread. Designs and stitches can be simple or very intricate, and they can be used to decorate bed linens, kitchen towels, caps, and other articles of clothing. This program is suitable for those aged 18 and above. Registration is required.

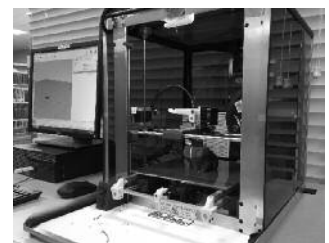
ADULT COMPUTER CLASSES

All computer classes will take place in the Computer Lab. Reservations are required. To register online at the library's website (www.fortbend.lib.tx.us), click on “Events,” select “Mission Bend Branch Library,” and find the program. Participants may also register by calling the library at 832-471-5900, or by visiting the library.

- MS Excel 2016 Survival Basics – Wednesday, Aug 14, 6:00-7:00 pm. Learn the basics of using this spreadsheet software program, which features calculation tools that are helpful for financial and statistical needs.
- MS Excel 2016: Budgeting – Thursday, Aug 15, 10:30-11:30 am. Learn how MS Excel's basic formulas and conditional formatting can be used to create a budget spreadsheet.

3D Printing Classes (Reservations required)

- Introduction to 3D Printing – Wednesday, Aug 28, 7:00-8:00 pm, Computer Lab. Library staff will introduce the 3D printer and explain how library patrons can print their own designs. Those attending the session will also learn about free websites that can be used to find 3D files or to create their own 3D designs. Prior to the class, attendees are encouraged to create an account with TinkerCAD at <https://www.tinkercad.com>.



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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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SUMMER LAWN TIPS FOR A GREAT LAWN!

Water Wisely:

- Lawns need at least one inch of water per week, and more when the heat is severe. Use a rain gauge or straight-sided can to keep track of the amount of water received from rainfall and irrigation.
- Water deeply and less frequently to encourage drought-tolerant roots.
- Water early in the day to reduce evaporation and fungal growth.
- Either water your lawn regularly and deeply, or don't water at all. Don't let your lawn go brown and dormant, then try to "water it back to life." If your lawn goes dormant in summer, it should stay that way until fall – don't worry, it should recover once the weather changes.



Mowing Tips

- Raise your mower blade in the summer. Taller grass is more drought-tolerant, grows deeper roots, and helps shade the earth to prevent weed seeds from germinating. Warm-season grasses should be mowed at 2"- 3".
- Mulching grass clippings helps keep moisture levels steady.
- Mow regularly, to prevent cutting more than 1/3 of the grass blade at a time. This keeps your grass healthier and prevents the clippings from smothering the grass.
- Keep mower blades sharp. Make sure your mower is cutting your grass, not tearing it, to minimize stress during hot temperatures.