

The Villager



SUMMER 2020

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

LETTER FROM THE BOARD

Hello Fellow Homeowners,

We hope everyone is healthy and staying safe. We are living in unprecedented times while dealing with the effects Covid-19 is having on our lives. Included in this edition of the newsletter is a list of websites to visit for up-to-date information from the CDC and local health agencies. We encourage everyone to thoroughly wash their hands, practice social distancing and follow the recommended guidelines for staying safe.



This edition of the newsletter also includes information on the benefits of recycling and locations to take recyclable items. We are exploring options for bringing a recycling program to our community so stay tuned.

Our landscaping team has also been busy keeping our community beautiful by updating our flowerbeds. There are other projects that are being considered as well. And speaking of the outdoors, we want to remind everyone to stay hydrated. We have been experiencing extremely hot weather and encourage everyone to drink plenty of fluids, especially if engaging in any outdoor activities.

WE HAVE A NEW WEBSITE! The address is the same but the website now has a fresh, new look. Please visit www.kingsbridgevillage.com to see the changes. If you are unable to locate something on the website or if you need any assistance with community issues, contact Leticia Gomez at MASC Austin Properties at (713)776-1771. They are open with limited hours.

Keep Our Community Looking Good

We need all homeowners to help keep our community looking its best. Please do your part:

- Be a good pet owner. Adhere to the leash laws. Do not let your pet roam the streets freely. When walking your pet pick up the waste they leave behind.
- Pick up litter you notice in the community and properly dispose of it.
- Make sure household trash is bagged, secured, and disposed of in a timely and appropriate manner. Trash days are Tuesdays and Fridays.

ACC Approval Before Making Changes

Please note, any and all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. The documents to review and the form to submit to the ACC can be found on our website: (www.kingsbridgevillage.com/forms.html).

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.mascape.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

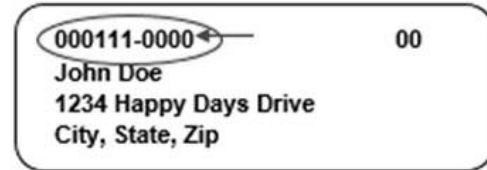
Board Meetings

The HOA Board meetings are held the 2nd Tuesday of each month excluding December, from 6:30p to 8:30p. If you would like to attend, the meetings are open to residents from 6:30p to 7:00p. 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.

INTRODUCING TOWNSQ!

MASC Austin Properties, Inc. is excited to announce the launch of 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. Manage your account and access the resources you need when you need them. 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
- And more!



To register your account, please log onto www.townsq.io, use your account ID (located in the address area on the back page of this newsletter) and the association zip code (77498 or 77083). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.

YARD OF THE MONTH



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!



SUMMER TIME LAWN CARE GUIDE

Tired of looking out the window at your dull, dormant lawn? A little work now will give you a green lawn all summer long.

Rake

First things first, gently rake leaves, twigs, and dead grass off your lawn, This allows air and sunlight to reach down to the grass roots. Avoid power-raking, as hacking away at the ground can damage shallow grasses and good soil.

Weed

For best results, pull as many weeds as possible by hand or use a hoe. Be sure to get the entire plant, roots and all. If you use a pre-emergent weed killer, make sure it's a calm day. Wind can spread the chemicals onto plants you don't want to kill and into waterways you don't want to pollute.

Water

Watering early in the morning prevents wasteful water evaporation and lets the grass blades dry before evening, which helps prevent insect and disease issues. Watering deeply and less frequently makes the roots stronger and deeper. Soil should be moistened to a depth of 6 inches a couple of times a week. Avoid overwatering, as soggy roots will rot and attract disease and insects. As a test, take an 8-inch screwdriver and push it into the lawn. If it goes in easily, your lawn is moist enough.

Mow

When the grass is growing well, it's time to mow. The proper mowing height will depend on your type of grass, but for good lawn health, follow the "one-third" rule: Never cut off more than one-third of the length of the grass. Mow more often when growth is peaking and back off when grass growth slows. It's also best to "grasscycle" by leaving the grass clippings on the lawn. They return moisture and nutrients to the soil, so you'll need less fertilizer.

COVID-19 UPDATE FROM MASC AUSTIN PROPERTIES, INC.

Management Office: In order to maintain management responsibilities to our communities, office staff has been minimized with all other staff working remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.



Community Inspections: Community inspections are being conducted monthly, as per usual schedule. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

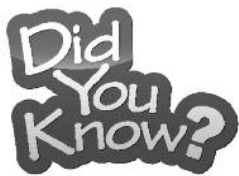
Suspension of Board Meetings: Until restrictions are amended to allow group gatherings, in-person board meetings have been suspended. Any necessary board meetings will be held by teleconference. Notice of any teleconference board meetings will be posted on the TownSq app (see previous page for more information). The meeting notice will include information necessary for owners to participate in the teleconference meeting.

Suspension of Annual Meeting: Under the recommendations received by the association attorneys, annual meetings should be suspended until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to non-profit corporations and POA's. Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

Closure of Common Areas: The playground continues to remain closed at this time.

Suspension of Community Events: All community events have been suspended until further notice.

2020 ASSESSMENT PAYMENT REMINDER



The annual assessments were due on January 1, 2020 and were considered late after January 31, 2020. All past due accounts have been assessed interest in the amount of 10% per annum along with a \$15 per month collection fee. We encourage all owners to submit payment for any outstanding assessment balances. If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/ or extended payment plans to the Board for review. Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email to pmancuso@mascapi.com to make the necessary payment arrangements if you haven't paid your 2020 annual assessments.

COVID-19 LINKS

We encourage all homeowners to be up to date with the latest information regarding the COVID 19 epidemic. The public is encouraged to follow these COVID 19 websites and social platforms for ongoing updates. For accurate and reliable information, please be sure to visit any of these online resources:

Centers for Disease Control and Prevention <https://www.cdc.gov/>
Texas Health and Human Services <https://dshs.texas.gov/>
Fort Bend County Health & Human Services <https://www.fbchealth.org/>
City of Sugar Land <http://www.sugarlandtx.gov/>

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327



KDS SERVICES HIGH PRESSURE WASHING

Free Estimates

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?

281-277-4013

Grow your business by advertising in this newsletter! For newsletter advertising rates, contact Prepared Publications at 281-652-5802 or info@preparedpublications.com.

RECYCLING INFORMATION

The Fort Bend County Recycle Center provides a regional center for recycling for Fort Bend County residents. The Recycle Center is located at: 200 Blume Road Rosenberg, TX 77471. Some of the items accepted at the center are listed below. For a complete list of acceptable and non-acceptable items, along with fee information, please visit the following website: <https://www.fortbendcountytexas.gov/government/departments/county-services/recycling-center-hhw>

PLASTICS

Soda/Water Bottles
Salad Dressing Bottles
Styrofoam
Milk Jugs

*** Rinse containers and remove caps. Crush if possible - step on it. ***

GLASS

Food and Beverage Containers Only

*** All colors are accepted. Rinse and remove caps. Containers must be clean, no trash, water or other fluids in containers ***

BATTERIES, OIL, LATEX PAINT, AND ANTIFREEZE

Used Motor Oil
Used Filters
Cooking Oil

*** LATEX paint ONLY! The words "Latex" or "Water Based" MUST appear on the product label. ***

HOUSEHOLD APPLIANCES

All household appliances are currently accepted. Non-Freon appliances are \$5.00 per unit and all Freon appliances are \$10.00 per unit.

HAZARDOUS WASTES ACCEPTED

Paints & Stains
Paint Thinners and Strippers
Household Cleaners
Household Chemicals
Fertilizers & Lawn Chemicals
Aerosol Products
Pesticides and Herbicides
Pool Chemicals
Florescent Lighting Bulbs (tubes)
Gasoline
Flammable Liquids
Mercury (thermometers and thermostats)