

# The Villager



NOVEMBER 2024

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

## KINGSBRIDGE VILLAGE 2025 ANNUAL ASSESSMENTS



The 2025 annual assessments invoice will be sent out soon. Annual assessments are due on January 1, 2025. They are considered late after January 31, 2025 with all past due accounts assessed a interest fee of 10% along with a monthly collection fee of \$15.00 until paid in full. Your assessments are what allow your Board of Directors to maintain your community. The assessments cover all operational costs of the Association.

**PAST DUE BALANCES:** If owners are experiencing difficulties a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Stephanie Ramos in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email [acct1@mascap.com](mailto:acct1@mascap.com) to make the necessary payment arrangements if you have a past due balance.



We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Kingsbridge Village – any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!

To register your account, visit [www.kingsbridgevillage.sites.townsq.io](http://www.kingsbridgevillage.sites.townsq.io) using a web browser and follow the steps below to register your account.

1. Click “Log In” on the top right corner
2. Click "Need to Register"
3. Enter your account number
4. Enter the property's zip code
5. Enter your name
6. Click “Continue”
7. Click “Sign Up”
8. Set your password

### Board Meetings

The HOA Board meetings are held the 2nd Tuesday of each month excluding December, from 6:00p to 8:00p. Please check townsq for meeting login in information via Zoom. The meeting agendas are available on our website - [www.kingsbridgevillage.com](http://www.kingsbridgevillage.com). or <http://www.kingsbridgevillage.sites.townsq.io>.

## Important Contacts

Have a question? Please refer to our website at: [www.kingsbridgevillage.com](http://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.mascap.com](http://www.mascap.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

## HAVE YOU VISITED OUR WEBSITE LATELY?

Please refer to our website at:  
[www.kingsbridgevillage.com](http://www.kingsbridgevillage.com)  
for community documents and forms,  
news and updates and other  
important information!

## ANNUAL MEETING SCHEDULED FOR JANUARY 14, 2025

The Annual Meeting for the Kingsbridge Village (Houston) Homeowner's Association, Inc. has been scheduled for Tuesday, January 14, 2025 at 6:30 P.M. The meeting will be conducted at the office of MASC Austin Properties, Inc. located at 945 Eldridge Road, Sugar Land, TX 77478. Proxies will be mailed out for those that cannot attend.



### CHRISTMAS DECORATING CONTEST!

The Christmas Decorating Contest is just around the corner! Participants should have decorations completed in time for judging the weekend of December 13th. Please have your lights and decorations on during the evening as the board will make their rounds.

We plan to notify winners and have yard signs posted by the week of December 16th. Decorate your house for the holidays and you may be a winner.

Winners will receive:  
**1st place, \$200 Visa gift card**  
**2nd place \$100 Visa gift card**  
**3rd place \$50 Visa gift card**

*Good luck to everyone!*

## ACC APPROVAL BEFORE MAKING CHANGES

The Board would like to remind residents that all exterior modifications to your property need to be submitted to the Architectural Control Committee (ACC) to be reviewed and approved prior to construction. This is done to comply with the guidelines set in our Architectural Guidelines and the Declaration of Covenants. The documents to review and the form to submit to the Architectural Control Committee can be found on our website and on [www.kingsbridgevillage.sites.townsq.io](http://www.kingsbridgevillage.sites.townsq.io), on the Forms page (under the Documents menu). If there are any questions, please contact Brittany Austin at [bwigley@mascapi.com](mailto:bwigley@mascapi.com) or by calling MASC Austin Properties, Inc. at 713-776-1771.



## MISSION BEND LIBRARY

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

Address:  
8421 Addicks Clodine Rd  
Houston, TX 77083



## Tips for Exterior Home Maintenance in the Fall/Early Winter

**Fix cracks in concrete.** You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small. You will preserve the safety of walkways, which can become hazardous if cracks become too large. To fix concrete cracks, you'll need to clean them out and patch the crack with compound or caulk.

**Inspect and repair roof.** Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

**Clean exterior windows.** Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.

**Inspect and insulate outdoor water spigots.** Test your outdoor water spigots for leaks. Turn the water on fully and then cover the faucet with your thumb. If you're able to stop the flow, you may have a leak in the line. When freezing temperatures are forecast, make certain to disconnect and put away garden hoses. Insulate your exterior pipes to keep them from freezing and possibly bursting. Remove fallen branches and clear the yard. Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall.

## HOLIDAY SAFETY TIPS

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe.

However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.



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## HOW TO MAKE YOUR HOUSE WINTER READY

As we have learned, even Texas can have winter storms that can cause burst pipes and water damage. Here are some things you can do in advance to minimize your damage.

### Prepare the inside of your home

- Get your chimney inspected and cleaned. Creosote buildup can start a fire.
- Get your furnace inspected to ensure it's safe and will last the winter.
- Test your carbon monoxide and smoke alarms. Alarms older than 10 years should be replaced.
- Seal leaks or cracks around bathroom and kitchen pipes.
- Check your attic insulation for areas that need repair.
- Stock up on bottled water, nonperishable food, and batteries in case your power goes out.

### Prepare the outside of your home

- Trim trees hanging over your house and cars.
- Clean the gutters.
- Winterize your pool and check your coverage. If the temperatures dip below freezing, run the pump to keep the pipes from freezing.
- Find your water shutoff valve. It's usually under a metal lid near the street between your house and the larger man-hole cover with the city water shutoff valve. Test the valve to make sure it's not stuck and that you can shut it off in an emergency. If you can't, contact a plumber to replace it.

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## HEADING TO A CONFERENCE? MAKE IT WORTH YOUR TIME

It can be tough to get away from work when your inbox is full and your desk is piled high, but attending a conference could be what you need to get re-energized, re-focused and fall more in love with your job. If you're planning to attend one this year, here are five ways to get more than just some cool swag.

- ***Make connections before the conference starts.***  
Most conferences will have a social media presence with Facebook pages, Instagram accounts and Twitter handles. Connect with other attendees to pick their brains about relevant topics before the conference even begins.
- ***Take advantage of on-site networking opportunities.***  
Once you're at the event, there will be built-in opportunities to meet people and connect with colleagues. Receptions, lunches, after-hours parties or excursions—get out and about in lieu of watching TV in your hotel.
- ***Visit the exhibit hall.***  
Everyone loves the free swag and candy, but the industry partners manning their booths can also give you valuable information. Don't worry about getting stuck in a salesy conversation; you can always say "no thank you" and walk away.
- ***Use social networking tools.***  
Connect with new colleagues and friends on LinkedIn—it's like adding them to a digital Rolodex. Tweet nuggets of information from your sessions. Engage with other conference-goers on the event's Facebook page. Also take advantage of the conference mobile app, if they have one.
- ***Leave work at work.***  
When you're at a conference, be there 100%, if possible. Let your auto responder handle your emails for a few days and your coworkers hold down the fort. You'll get more out of the conference if you set your mind on being fully present.