

Barrington Place

BANNER

FEB 2026

2025 WINTER ROUNDUP AND UPCOMING EVENTS IN 2026

As the short days of Winter lengthen, and the brief cool spell fades with warmer temperatures, change comes to our neighborhood. Record High January temperatures were followed by Winter Storm Fern which brought freezing temperatures for a short period but there was no snowstorm this winter. That old adage, "If you don't like the weather, wait a few minutes" continues to be the norm in Barrington Place.

On Thursday, May 21, 2026, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the HOA clubhouse at 13318 Rosstown Drive, Sugar Land, Texas at 7:30 p.m. At the Annual Meeting, the membership will elect two (2) Board of Director positions currently set to expire on May 21, 2026. The two Board positions up for election are positions 4 & 5 respectively, and the terms for each position 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, as soon as possible to forward their written application to the Nominating Committee for Review. The deadline to file an application is April 10, 2026.

Nominating Committee Deadline – 5:00 pm, Friday, April 10, 2026 - All candidate applications must be reduced to writing and signed by the Applicant and submitted on or before 5:00 pm on April 10, 2026, 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@mascap.com. All candidacies received after April 10, 2026, 5:00 pm deadline will not be considered by the Nominating Committee in making its nominations for Board of Directors.

During the off season, repairs were made at the pool to fix several issues. A leaking pipe located underground and along the pumphouse side wall of the pool was discovered to be the cause of several problems. The leak overtime weakened the grout and underlayment holding the coping tiles in place along the pool perimeter. As the leak progressed it contributed to the calcium building up on the blue ceramic tiles along the perimeter of the pool. Another problem involving the strength/durability of the coping tiles was addressed. The existing coping tiles made of sandstone were considered sufficient for residential pool use, but in practice would crack and break periodically under normal traffic use. Since many of the coping tiles had to be removed to fix the damaged pipe, the remaining sandstone coping tiles were replaced with a commercial product that is a slightly thicker and is a stronger porcelain tilework that is slip resistant with a R11 Anti-Slip rating that is designed to work in environments with a high presence of water. A similar color to the existing coping tile was chosen for the new replacement Anti-Slip coping tile.

The HOA has also successfully navigated the process to receive approval for a grant funding (funding dollars in the amount of \$75,000.00) from the FUN Grant Program, (Fostering Unique Neighborhoods Grant Program) under the Sugar Land 4B Corporation. An application was filed on November 19, 2025, seeking the funding.

Over the years, many residents have asked that improvements to be made to Summerfield Park, located in Section 3 of Barrington Place, including the construction of a shade pavilion and concrete walkway, installation of a water fountain, picnic tables, and replacement of existing playground equipment that has exceeded its life expectancy.

The Barrington Place Homeowners Association FUN Grant application was sent to the City on November 19, 2025, by email for presentation. The application was presented to the Sugar Land 4B Corporation and Sugar Land Development Corporation by Ms. Anna Rodriguez, the Community Development Coordinator, at a public hearing held at City Hall on Wednesday, December 17, 2025.

HOA President Ken Langer attended the public hearing in case the "deciders" had any questions about the Barrington Place HOA application. At the hearing, Ms. Rodriguez asked those representatives who submitted applications and who were present to identify themselves and tell what application they were there for. President Langer, along with 4 other representatives with other applications, identified themselves and identified the particular application they were there to support.

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WINTER ROUNDUP / UPCOMING EVENTS CONT.

8 projects were submitted for consideration, and 4 projects did not meet the qualifications or were rejected for various reasons. The FUN grant available for distribution in 2026 totaled \$300,000. Barrington Place HOA's application was approved for 1/4th of the total available (The HOA application maxed out/was capped at \$75,000.00).

On January 21, 2026, the FUN grant projects recommended for approval were considered by The Sugar Land 4B Corporation (including Barrington Place's application for funding under Resolution No. SL4B-R-26-01) at its regular meeting open to public hearing. The Resolution to approve BPHOA's application & the City's request to fund a portion of the costs of the improvement described in the Resolution was adopted. A copy of the application & Resolution can be found at barringtonplace.net with details about the project. With the approval, contracts can be entered into, and work can begin on the project.

Yard work never ends whatever the season. During the winter, the grass does not grow fast, but clovers and weeds (Dallisgrass, Crabgrass, Dandelions, Henbit, etc.) grow rapidly in unshapely clumps. At the same time, mold appears on the north facing locations of the home and the yards suffer from the never-ending spread of brown patches. Dead leaves and seed pods fall from the trees, clogging gutters and downspouts letting weeds grow in the blocked debris filled gutters. The pressure washed driveways, walkways, and sidewalks, turn dingy with dirt and stain. However, with cooler temperatures, there are opportunities to prune trees and bushes before new spring growth occurs. Dead tree limbs from last summer's heat and drought can now be seen and can be removed.

The City of Sugar Land periodically inspects the neighborhood to make sure that trees do not overhang the streets and sidewalks. The City of Sugar Land is asking the HOA to encourage owners not to plant trees and shrubs in the area between the curb and sidewalks. These trees and shrubs are small when planted and seem inconsequential at the time, but when they grow to full size they damage the sidewalk, with roots causing the slabs to shift and become a safety hazard for pedestrians to trip on. The cost to repair the damage to concrete sidewalk is substantial. You probably have seen many orange ribbons on trees lining the streets in Barrington Place. That is an indicator that the City has decided your tree needs trimming back from its street and sidewalk arial easements. Keeping the aerial easements open from obstruction is necessary so that the garbage trucks can lift and empty the garbage and recycle carts. Overhanging tree limbs also drop debris onto the road and are traffic hazards. Many pedestrians also have to do play "limbo" on their walks to avoid low hanging branches that extend into the arial easement above the sidewalk.

With increasing daylight hours and moderate temperatures, those "put off" exterior home improvement projects can begin in earnest. Remember to file a Request For Home Improvement Form (RFHIA) before commencing any exterior work. This form can be found online at barringtonplace.net and on TownSq. There is no fee charged by BPHOA to submit a "RFHIA". Download the form and fill it out. For those Owners without internet and "old-timers" who do not interface with computers call 713 776 1771, to get paper forms.

Our children and grandchildren are still going to school. Watch out for those students going to Barrington Place Elementary on Alston and nearby streets such as Barrington Place Drive, Squire Dobbins and Nantucket. Please do not pass stopped school buses as they load and unload students. Remember Students are children who don't drive. Their day is full of meeting classmates, doing homework and using I-Phones. Watching out for cars is not their top priority, so we need to be extra vigilant when driving throughout the subdivision, including the crosswalk areas, and in following instructions given by the crossing guards, when approaching school bus pickup and drop-off sites, and around the side roads that lead to Barrington Place Elementary School.

Heavy Trash sitting in the front yards by the street is an increasing problem. If you have lived in the subdivision for any period of time you know that Heavy Trash is picked up on the First Monday of the month. Oftentimes you see heavy trash put out in the hope it finds a new owner. Then it rains and the items are of no use. Again, heavy trash pickup is on the First Monday of the month, please do not put heavy trash out during the other times of the month unless the City is coming to collect it. Please put your garbage and recycle carts out of sight when they are emptied. Too many carts are being left on the streets and in front yards creating a visually unappealing environment.

The HOA is always in need of volunteer help. All members of the Association are urged to volunteer to serve on committees. Whether it be the Pool committee, Clubhouse Committee, Nominating Committee, Budget Committee, Newsletter, Weenie Roast, Easter Egg Hunt, or other event please, consider volunteering your time to make the community a better place. The Easter Egg Hunt is around the corner and volunteers are always welcome. By observing and learning how the HOA works, you can better help the HOA and the community. If you want to help your community, we will find a way for you to help, all you need to do is ask.

Board meetings typically take place on the third Tuesday of the month, at 7:00 PM at the HOA clubhouse at 13318 Rosstown Drive. Meetings are open to members, and you can usually meet with the Police Officer who handles matters in our area. Questions can be asked during open forum if you have any particular questions or concerns you wish to address to the Board.

MAJOR DATES & DEADLINES FOR MAY 2026 BOARD OF DIRECTOR ELECTION

February Website – Announcement of May 21, 2026, 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 www.barringtonplace.net website. The February Banner issue will include notice of the election and deadlines. A copy of the notice of the election and deadlines will also be posted on the bulletin board at 13318 Rosstown Drive and posted on TownSq app.

March Website – Announcement of May 21, 2026, 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. A copy of the notice of the election and deadlines will be posted on the bulletin board at 13318 Rosstown Drive and posted on TownSq app.

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, April 10, 2026 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 April 10, 2026, 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 www.barringtonplace.net website. After April 10, 2026, 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.

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BARRINGTON CUB SCOUT PACK

We're excited to announce that a new Cub Scout Pack is forming right here in Barrington for children in Kindergarten through 5th grade! Meetings held at the Barrington Place HOA clubhouse. If you're interested in learning more or getting involved, please contact:

Leslie Anderson, Scout Executive:
832-942-8804 | leslie.anderson2@scouting.org

Daniel Cawthon:
346-391-4449 | d.cawthon@windstream.net



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
Ken Langer

Vice-President
James Lucas

Secretary
Lynn Johnson

Treasurer
Al Lockwood

At Large
Melanie Cockrell



COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

SPRING COMMUNITY YARD SALE- APRIL 25

Get ready to clean out those closets and clear some space — the annual **Barrington Place HOA Spring Community Yard Sale** is just around the corner!

Saturday, April 25, 2026 8:00am-2:00pm

Whether you're selling or shopping, it's a great opportunity to connect with neighbors, find hidden treasures, and give new life to gently used items.

To help promote the event, Barrington Place HOA will be placing **banners and signs throughout the community and entrances** in the days leading up to the sale. Be sure to spread the word and invite friends and family to stop by!

Tips for Participants:

- Set up early for the best foot traffic.
- Price items clearly.
- Consider grouping similar items together for easier browsing.

SUGAR LAND 311

The 311 Contact Center assists residents and visitors with general inquiries about City services, including Solid Waste programming, job opportunities, events, code violations, park operations, and more. We also handle service requests such as sidewalk repairs, graffiti removal, and animal services, serving as the first point of contact for City-related questions and concerns.



For life-threatening emergencies:

Please call 9-1-1.

311 is a non-emergency service and is not monitored 24/7. In the case of police, fire, or medical emergencies, calls will be immediately transferred to 911 for dispatch.

 Email 311@sugarlandtx.gov Available 24/7	 Live Chat Available Mon - Fri, 8 a.m. - 5:00 p.m.	 Online Portal Requests Available 24/7	 Mobile App Requests Available 24/7 Download our free MYSLTX mobile app for Apple or Android.	 Call 3-1-1 (within City limits) or (281) 275-2900 Available Mon - Fri, 8 a.m. - 5 p.m.
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BARRINGTON PLACE HOA 2026 POOL REGISTRATION IS AROUND THE CORNER

Be ready for the summer and get your pool ID card registration done before the pool opens! On-site pool ID card registration will be held on Saturday, May 9, 2026 between the hours of 12:00pm- 4:00pm at the Barrington Place clubhouse located at 13318 Rosstown Lane Sugar Land, TX 77478.

Pool ID card registration will also be available on the following dates at the office of MASC Austin Properties, Inc. located at 945 Eldridge Rd. Sugar Land, TX 77478:

Tuesday, May 19, 2026 9am-7pm & Thursday: May 21, 2026 9am-7pm
Friday, May 29, 2026 9am-7pm & Saturday, May 30, 2026 10am-3pm

More information on pool registration and the Weenie Roast date will be available on TownSq and in the April newsletter.

EASTER EGG HUNT APRIL 4

It's That Time of Year Again!

Hop on over or even run and join us for our annual fun-filled community Easter Egg Hunt, the whole family will enjoy!

Saturday, April 4, 2026
starting at 11am
Summerfield Park
located at Stancliff Oaks
& Summerfield Place



There will be lots of Easter baskets as prizes, candy, small toys, and tons of eggs to collect! Sno-cones will be served as refreshments to help everyone stay cool and refreshed. Bring your baskets and your smiles — we can't wait to see you there for a morning full of springtime fun!

PLEASE PICK UP AFTER YOUR PET

We all love our pets and want to make sure we are taking really good care of them. Please be courteous with all your neighbors and help clean up after your pet every time. Avoid having your pet defecate in front of your neighbors' homes. Use the common areas and remember to pick up after your pet. Take advantage of the dog stations located by the community clubhouse and Summerfield Park. If the station is low in bags or the trash can needs to be emptied out, please contact MASC Austin Properties, Inc. at 713-776- 1771 or via email to Joanna Figueroa at jfigueroa@mascap.com.



YARD OF THE MONTH CONTEST STARTS SOON!

The Yard of the Month contest will begin in April and will continue through September. Four homes will be chosen every month and will be awarded with a Yard of the Month sign that will be placed on their front lawn all month, along with a \$25.00 e-card gift card.

The winning homes will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note your HOA assessments need to be paid in full in order to participate and be a winner of the Yard of the Month contest.

Barrington Place HOA encourages all residents to take pride in their homes and neighborhood and maintain their yards in such a way that they enhance the overall curb appeal of the entire community.



TOWNSQ: HAVE YOU SIGNED UP YET?

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 Barrington Place – 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, on your desktop, visit <https://barringtonplace.sites.townsq.io> using a web browser and follow these easy steps to register your account.

How To Register (must be on a Desktop)

1. Click “Log In” on the top right corner
2. Enter your account number
3. Enter your name
4. Click “Sign Up”
5. Click “Need to Register”
6. Enter Barrington Place zip code– 77478
7. Click “Continue”
8. Set your password



CHRISTMAS DECORATING CONTEST WINNERS

There were so many decorated homes at Barrington Place to choose from this year! Congrats to the winning homes that continue to spread some Holiday Cheer!

2411 Barrington Place Drive



2130 Collingsfield Drive



2407 Featherton Court



2537 Hadley Circle



13043 Huntleigh Way





BARRINGTON PLACE INCOME/EXPENSES - JANUARY 2026

<u>INCOME</u>		<u>CONTRACT</u>		<u>UTILITIES</u>	
ASSESSMENT	\$816,800.00	CLUBHOUSE CLEANING	\$660.00	ELECTRICITY	\$1,217.29
DISCOUNT	-\$348,800.00	LAWN CARE	\$2,700.00	GAS	\$44.42
LEGAL FEES	\$1,391.98	MANAGEMENT	\$3,176.25	TELEPHONE	\$106.73
RETURNED PAYMENT FEES	\$125.00	NEWSLETTER	\$2,140.00	WATER & SEWER	\$1,198.63
BANK - INTEREST	\$1,128.09	POOL SERVICES	\$1,012.86	TOTAL	\$2,567.07
TOTAL	\$470,645.07	SIGN MAINTENANCE	\$100.00		
		TRASH	\$67.68		
<u>ADMINISTRATIVE</u>		WEBSITE	\$90.00	TOTAL EXPENSE	\$35,299.77
CERTIFIED LETTERS	\$180.00	TOTAL	\$9,946.79		
COPIES	\$251.44			TOTAL CASH IN ACCOUNTS	\$1,377,204.41
LEGAL - INDIVIDUAL	\$487.50	<u>MAINTENANCE</u>			
OFFICE	\$365.95	CLUBHOUSE	\$1,197.48		
POSTAGE	\$147.04	IRRIGATION	\$218.50		
TOTAL	\$1,431.93	TOTAL	\$1,415.98		
<u>COMMITTEE</u>					
BEAUTIFICATION COMMITTEE	\$225.00				
TOTAL	\$225.00				

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 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 patios 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, the ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvements at the cost and expense of the owner. The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <https://barringtonplace.net> under the Documents 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 ACC Coordinator, Bailey Hernandez at deed3@mascape.com. There is no cost charged to the Homeowner for submitting and review of the BPACC Form.



NEED VOLUNTEERS/ COME TO MEETINGS

Every day of the year the community has an opportunity to make their HOA better. On Thursday, May 15, 2025, the Barrington Place Homeowners' Association (BPHOA) held its Annual Meeting at the clubhouse at 13318 Rosstown. Lynn Johnson, Melanie Cockrell & James Lucas were elected as Directors, again volunteering their time to help your community. 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.

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

CLUBHOUSE RENTALS

The Barrington Place Clubhouse is available for private rentals. You can find a copy of the clubhouse rental agreement on our website at barringtonplace.net or contact the clubhouse coordinator, Veronica Navarrete for more information and availability at 713-776-1771 or vnavarrete@mascapi.com.

Clubhouse Rental Rates

\$250.00 refundable deposit

\$50.00 an hour (4 hour minimum)

\$25.00 Reservation Fee (non refundable)



CENTERPOINT ENERGY STREETLIGHT OUTAGE EASY FIX

Have you ever passed a streetlight at night on a street in Barrington Place and seen it flicker? Do you lie awake at night because a nearby streetlight's light flashes through your closed blinds or drawn shades and you wonder what can be done about it, so you get a good night's sleep? CenterPoint Energy handles the streetlights. You can type in "CenterPoint Energy Report a Street Light Outage" in the web browser. There is a Blue tab that reads "Report a Streetlight Outage" to click on. This will bring you to a screen 'Let's get it fixed! Tell us where to find the broken streetlight, asking for a nearby address or a street light number. The streetlight poles have a **6-digit number** located on the middle of the pole side facing the street. The top number is the first number. If the number is not legible on the pole, you can type in a nearby address, and a map will appear depicting the streetlights in the area with correct pole numbers. Let CenterPoint Energy know the problem, and you will get an automated email documenting your report.