

Barrington Place

BANNER

DEC. 2019

BOARD UPDATE

The air is getting colder, the holidays are near. It's time to celebrate with some holiday cheer! We invite all our Barrington Place residents to join us for our annual Christmas Party on Tuesday, December 17, 2019.

Don't Forget About Our Christmas Decorating Contest Happening In December!

Five homes will be selected and will receive a \$25.00 Walmart gift card each. Make sure to have your lights and decorations on! **Judging will be held from December 13th-15th starting at 7pm.**

Barrington Place HOA Christmas Party

The air is getting colder, the holidays are near. It's time to celebrate with some holiday cheer! We invite all our Barrington Place residents to join us for our yearly Christmas party on **Tuesday, December 17, 2019 at 7:00pm at the Barrington Place clubhouse.**

Refreshments will be served and we will have hot cocoa and cookie decorating for the kids. Santa Claus will make a special appearance so make sure to dress your best and take pictures and share a Christmas cookie with him. We hope to see you there!



Newsletter And Website Have New Look!

Barrington Place has contracted with Prepared Publications to produce the Barrington Banner and design and maintain the community website, www.barringtonplace.net. We hope everyone will take some time to read the new layout of the newsletter and content. The new website will be under construction this month, but will offer new technology, more community information and the option to sign up for the Email Blast notification system. "Email blast" is the term used to describe the act of sending a single email message to a large email list simultaneously usually concerning an important matter. We will use the Email Blast to distribute important information such as monthly Board meeting notices

and agendas, reminders to pay the HOA dues, annual meeting dates, pool registration dates and community events like our annual Easter Egg Hunt, National Night Out and our famous Weenie Roast. If you are interested in receiving our community E-mail Blasts, make sure to go to our new website to sign up!

Keep Our Neighborhood's Storm Drains Clean!

By City of Sugar Land ordinance, it is a violation to blow or sweep grass clippings, leaves and other yard waste into our storm drains. This includes "sweeping" grass and leaves into the street with leaf blowers as they eventually wash down the drain. Why is this a problem? Yard waste can block the flow of water and lead to flooding. Decomposing grass and leaves deplete the oxygen in the water which can stress fish and other aquatic life.

Never place or allow anything to go down the storm drain. This includes cigarette butts, trash and even newspapers. Intentionally pouring paint, motor oil, antifreeze, pesticides, fertilizers, pet waste, litter, etc. into the street gutters or storm drains can affect the water quality of waterways and lakes, is dangerous to the environment and is **ILLEGAL**. If you see anyone dumping any contaminants, yard clippings, leaves, etc. into the drain, please call the City of Sugar Land Stormwater Hotline at 281-275-2450.

Next Board Meeting

The next Board Meeting will be on December 17, 2019, 7:00 pm at the HOA clubhouse located at 13318 Rosstown Drive.

The Board would like to wish everyone a safe and enjoyable holiday season!

Inside This Issue:

PAGE 2: Curb Number Address / Curb Repairs

PAGE 4: Home Maintenance Tips For Winter

PAGE 6: Holiday Safety Tips

PAGE 8: Remember To Call Before You Dig!

CURB NUMBER ADDRESS / CURB REPAIRS

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.

We are finishing up Phase #4 of the curb painting in the neighborhood. During this project we became aware of many needed curb repairs.

The City of Sugar Land maintains the curbs and will make repairs to cracked and/or broken curbs. The management company is providing a list of damaged areas to the City, but have been advised the owner will need to make the repair request through 311. Please contact 311 to report any curb damage in front of your home. The City of Sugar Land will not repair the curb area in the apron of the driveway. This area is the responsibility of the homeowner.

We instructed the contractor to paint the new curb number away



from the damaged area. However, this was not possible on all homes. Should the new curb number be removed or damaged during the curb repair, please call MASC Austin Properties, Inc. at 713-776-1771 or email Angela Connell at aconnell@mascapi.com so that we can have the curb number repainted.

City Of Sugar Land Launches Block Party Trailer Program

Residents now have access to a trailer full of supplies to make hosting a neighborhood block party easy and enjoyable.

"The Sugar Cube," a block party trailer intended to help foster neighborhood relationships, was created as a result of a efforts to streamline the city's special events offerings and avoid duplication of effort by leveraging existing event opportunities already occurring within neighborhoods.

"The Sugar Cube provides a convenient way to bring people together where they live in hopes of

finding similarities that will bring them closer together. Neighbors who connect with one another only strengthen our community," said Community Engagement Manager Carrie Paxton-Lamke.

Residents can reserve The Sugar Cube free of charge by completing an online form after their community group, homeowners' or neighborhood association completes a short registration process with the City.

To learn more about The Sugar Cube or to make a reservation, visit www.sugarlandtx.gov/sugarcube.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771

Angela Connell,
Property Manager
aconnell@mascapi.com

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COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

2020 ANNUAL ASSESSMENT INFORMATION

ASSESSMENT AMOUNT:	\$750.00
DISCOUNT:	\$400.00-
DISCOUNTED ASSESSMENT AMOUNT:	\$350.00

CRITERIA FOR RECEIVING THE DISCOUNT:

To receive the **\$400.00** discount, you must comply with the following: **NO EXCEPTIONS WILL BE GRANTED!**

1. Payment of the entire Discounted Assessment Amount (\$350.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2020. An envelope post marked January 31, 2020 does not constitute receipt of payment.

2. Payment plans are available - Three installments may be made: 1) November of 2019, 2) December of 2019, and 3) January of 2020. A total of \$350.00 must be paid in full and received on or before January 31, 2020. **If your payment plan runs over the January 31st deadline, you must pay the full \$750.00.**



3. Any account which reflects an outstanding balance prior to 2020 that is not paid in full by January 31, 2020 will not be eligible to receive the discount.

4. Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the invoice you receive.

5. 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.

6. We offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit the association's website at www.barringtonplace.net.

The 2020 annual assessment is due on January 1, 2020, and is late on February 1, 2020. 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 \$45 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.

YARD OF THE MONTH WINNERS!



May Winners

- Section 1 12702 Newberry
- Section 2 2315 Manorwood
- Section 3 1903 Chattaroy
- Section 4 & 5 2403 Featherton

June Winners

- Section 1 2418 Barrington Place
- Section 2 2430 Manorwood
- Section 3 13118 Worthington
- Section 4 & 5 13106 Georgetown

July Winners

- Section 1 2106 Barrington Place
- Section 2 2402 Pebbledowne
- Section 3 12903 Stancliff Oaks
- Section 4 & 5 13315 Rosstown

August Winners

- Section 1 2222 S. Ferrisburg
- Section 2 2415 Pebbledowne
- Section 3 12927 Carewood
- Section 4 & 5 2302 Hartman

September Winners

- Section 1 12706 Fenimore Court
- Section 2 13102 Huntleigh Way
- Section 3 1907 Chattaroy Place
- Section 4 & 5 13138 Georgetown Dr.



Spooktacular Yard Winners

- 2118 Barrington Place
- 12806 Newberry
- 13119 Rosstown

RESULTS FROM RECENT CITY BOND ELECTION

According to voting results, all four bond propositions on the Nov. 5 Election Day ballot for the city of Sugar Land have voter support. Residents had the opportunity to vote for bond propositions related to drainage, public safety and facilities, streets and a new animal shelter. The drainage proposition, Proposition A, totaling \$47.6 million, has received 2,759 votes in favor of passage, or 72.68% of votes. Proposition B, relating to public safety and facilities and totaling \$26.3 million, has received 2,450 votes in favor of passage, or 64.81%. Proposition C, relating to streets and totaling \$10.26 million, has received 2,711 votes in favor of passage, or 71.78%. The animal shelter, Proposition D on the ballot, saw support for 61.4% of voters, or 2,329 votes.

HOME MAINTENANCE TIPS FOR 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.

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.

BARRINGTON PLACE INCOME/EXPENSES - OCTOBER 2019



INCOME

BANK INTEREST	\$328.79
CLUBHOUSE RENTALS	\$225.00
CERTIFIED LETTERS	\$0.00
HOMEOWNERS SELF HELP	\$136.00
INTEREST-HOMEOWNERS	\$78.32
LEGAL FEES	\$138.80
NEWSLETTER ADS	\$0.00
POOL TAG INCOME	\$0.00
WATER REIMBURSEMENT (CoSL)	\$0.00
TOTAL	\$906.91

COMMITTEE

BEAUTIFICATION	\$4,396.64
COMMUNICATION	\$0.00
PARK	\$0.00
RECREATION	\$1,520.15
TOTAL	\$5,916.79

ADMINISTRATIVE

CERTIFIED DEMAND LETTERS	\$455.00
LEGAL- CORPORATE	\$60.00
LEGAL- INDIVIDUAL	\$2,773.29
MINUTES	\$75.00
OFFICE EXPENSE	\$5,408.10
PRINTING	\$330.90
POSTAGE	\$488.45
STORAGE	\$0.00
TOTAL	\$9,590.74

CONTRACT

CLUBHOUSE CLEANING	\$600.00
EXTERMINATION	\$0.00
LAWN CARE	\$1,969.52
MANAGEMENT	\$2,750.00
MOSQUITO FOGGING	\$360.00
POOL MONITORS	\$247.00
POOL SERVICE	\$975.22
TRASH PICK-UP	\$43.45
TOTAL	\$6,945.19

UTILITIES

ELECTRIC	\$889.98
GAS	\$22.53
TELEPHONE	\$140.67
WATER/SEWER	\$608.73
TOTAL	\$1,661.91

MAINTENANCE

CLUBHOUSE MAINTENANCE	\$273.14
HOMEOWNERS SELF HELP	\$62.00
LANDSCAPE IMPROVEMENTS	\$0.00
POOL REPAIRS	\$1,152.00
SIGNS	\$0.00
TOTAL	\$1,487.14

TOTAL EXPENSE \$25,601.77

TOTAL CASH IN ACCOUNTS \$810,244.41

PLEASE REMEMBER TO KEEP YOUR TREES TRIMMED

Sugar Land residents are required by city ordinance to trim their trees if public rights of way are affected. Properly pruned trees ensure large vehicles such as fire trucks, ambulances and garbage trucks can safely navigate city streets with a clear view of traffic safety devices.

The Public Works Department inspects trees every three years for compliance to the Tree Trimming Ordinance. (City of Sugar Land Code of Ordinances Part II, Chapter 3, Article 9, Div. 5 Vegetation, Sec. 3-164., Trees and objects in the visibility triangle or right of way.)

For a list of the City's Tree Trimming schedules as well as a handy tree trimming brochure, please visit: www.sugarlandtx.gov/1079/Trees-and-Tree-Trimming.

How To Trim Crape Myrtles

Also, though many people plant crape myrtles, few people prune them correctly. Correct pruning yields gracefully shaped trees with more blooms that are held upright on strong stems and flowers arrive earlier than do those on unpruned or mispruned plants. So, here's some tips for trimming crape myrtles:

Good pruning while crape myrtles are young will mean less maintenance when the trees are older.

Start at the bottom of crape myrtles and prune back suckers and additional trunks.

For most crape myrtles, choose three, five, or—at most—seven main trunks. An odd number of trunks is more pleasing to the eye than an even number, which often looks like soldiers in formation.



Remove low branches. Branching should begin 6-8 feet off the ground. It looks better and is more practical.

Remember, to thin the crown. The upper branches look best if they spread in different directions, so remove any that are growing into an area already occupied by another branch. Make your cuts slightly above a bud that faces the direction in which you want your new branch to grow. Prune unwanted low branches all the way back to the main trunk. Your final cuts will be to prune out any branches or stems smaller in diameter than a pencil. Leaving wood that small on the tree results in weak new growth, which will have a difficult time supporting any flowers.

Trees are valuable assets to your property value and the environment. For more tree care information, tips, and for information on local arborists, visit Trees Are Good at: www.treesaregood.org/treeowner.

City Names New City Manager

The city of Sugar Land named Mike Goodrum as its next city manager. Goodrum was a former assistant city manager of Sugar Land and currently serves as the city manager of Coral Springs, Florida. He will replace Allen Bogard, who is planning to retire after serving 44 years in public service.

FOUR HOME HAZARDS YOU MAY NOT KNOW ABOUT



You have smoke detectors. Your doors have good locks. The bathtub has a slip-free pad. By all accounts, your home is a safe and secure place for your family to live. However, there are some hazards that many homeowners don't consider or even know about.

For instance:

1. Blocked eavestroughs. Eavestroughs clogged with leaves and other debris can cause rainwater to overflow next to your foundation and create a leak.
2. Clogged dryer vents. High temperature air combined with lint is an ideal condition for a fire. Check and clear the dryer vent at least once a year.
3. Dirty faucet heads. Kitchen and bath faucets often have built-in screens to spray the water evenly. Unfortunately, dirt and other contaminants can build up on these and possibly affect the quality of the water. Clean faucet heads regularly.
4. Tripping hazards. You could step around a loose section of carpet for years and then one day, in a moment of distraction, trip over it and fall. When you see a potential tripping hazard in your home, don't ignore it. Fix it.

Being diligent about home safety takes a little bit of time. But, if it prevents one injury or illness, it's worth the effort.

HOLIDAY SAFETY TIPS YOU CAN USE THIS SEASON

Sugar Land is a safe community but since crime can happen anywhere, you are encouraged to take a few minutes to familiarize yourself with some important tips

Sugar Land Police wants you and your loved ones to have a crime free holiday season. Sugar Land is a safe community but since crime can happen anywhere, you are encouraged to take a few minutes to familiarize yourself with some important tips on how to safely shop.

When You Park Your Car ...

- Park in a well-lit area.
- If you are parking during the day and returning to your car after dark, check for street and building lights.
- ALWAYS lock all your doors.
- Remove all electronic items, and all packages from your car. Carry them with you or place them in the glove compartment, out of sight.
- Look around the parking lot for suspicious persons before you get out of your car.
- Avoid carrying large handbags. Carry only what is necessary.
- Shop in groups whenever possible. Use the “buddy system”.
- Don’t get out of your car until you are ready. If you don’t feel safe, stay in the car or drive away.
- Remember where you parked your car. *Note* take a picture of your parking location (section number and mall entrance) on your cell phone. This will make it easier to find your vehicle later.

When You Return to Your Car ...

- Only make one trip to your car. By making multiple trips to place merchandise in the trunk, it makes your vehicle a target for burglary. Thieves are watching!
- Use a courtesy cart or ask for security to escort you.



- Have your car key in hand, ready to unlock your door.
- Stay off the phone while shopping or walking to/from your car. This distraction makes you a target to thieves.
- Check the parking lot for suspicious people and look around before you exit the store.
- Place all packages in the trunk compartment and out of sight.

When You Are Returning Home ...

- Frequently check your rearview mirror to see if you are being followed. If you feel like you are being followed, DO NOT go home! Call the police immediately and our dispatchers will direct you. Also ...
- Avoid carrying cash. Use a prepaid credit/debit whenever you can, so thieves don’t have access to your entire bank account!
- If someone tries to take your purse or merchandise, let them have it. Your life is worth much more than any purchase you may have made.

If you have any questions about these tips or how to prevent crime from occurring, please contact Crime Prevention Officer Reid at 281-275-2578.

311 CENTER

311 is a single, one-stop point of contact designed to make it easier for City of Sugar Land residents to know who to contact for assistance with non-emergency, city-related questions, and requests for services and also provides the ability for residents to track the progress of their requests. 311 is staffed by customer service ambassadors who are trained in customer service and are equipped with knowledge of city services. By phone, call 3-1-1. Email: 311@sugarlandtx.gov. Visit the Center webpage at www.sugarlandtx.gov/311.



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 1st Monday of the month.

CLASSIFIEDS



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NEWSLETTER ADVERTISING

Ad rates:

Business card: \$20/month; \$100/ 6 months

Quarter page - \$35/month; \$175/ 6 months

(Six-month ads receive one free month)

Make checks payable to the BPHOA and send camera-ready ad copy (additional charge for layout if ad is not camera ready) with full payment by the 15th of each month to: c/o Prepared Publications, Inc. PO Box 2191 Missouri City TX 77459. For further information concerning ads, please email info@preparedpublications.com

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

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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

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Anna Ye with RE/MAX Fine Properties

CALL BEFORE YOU DIG!

Building a deck? Planting a tree? 811 is the new number you should call before you begin any digging project.

A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811 to learn the approximate locations of buried gas, electric, communications, water and sewer lines before digging, putting their safety and the safety of others at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time. So, before you dig, call 811. More details online at: www.call811.com.