

Barrington Place

BANNER

JULY 2021

REMEMBERING PHIL

Barrington Place lost a good friend. Phil Rippenhagen III, passed away after fighting the good fight against cancer. Phil served as a Board member for 30 years and many of those years he served as President. I had the privilege of working with him on the Board for 17 years. Phil is survived by his wife Linda, and his daughter Guinnevere and grandchildren Steven and Emily.

Phil invested many countless volunteer hours into making this HOA a better place for others. Many of our present Barrington Place residents do not remember the “Old Days”. You know Barrington Place as it is now, but you have little idea as to how it got to the here and now. Phil was the captain of the good ship “Barrington Place”. Captain Phil rarely missed a Board meeting. Board meetings last 2 hours on average and that means Phil during his tenure on the Board spent a minimum of 90 consecutive eight hour days (with no pay) serving this community. Think about that, how many of you would donate that much of your time? I conservatively estimate Phil signed at least 50 documents, checks, and other records each month he served on the Board. 50 times 12 months x 30 years is 18,000 signatures at a minimum that he signed on behalf of the HOA. How he did not get carpal tunnel syndrome, I just don’t know. If you go to the county records you will see his name emblazoned on many of the HOA’s records.

Over the years we worked together, there were many, many times when Phil and I agreed on matters and there were other times when we had differing opinions, but I can say without a

doubt that Phil always did what he thought was best for the HOA. Phil and I staked out many an Easter egg course in the morning. Phil loved watching the young children search for the “golden prize eggs” hidden amongst the tens of thousand of easter eggs that were handed out. Phil also loved hosting the Annual Weenie Roast. Phil served thousands of hot dogs to members with a smile and a kind word and he was never stingy with the scoop of chile and cheese. One of the songs by Iron Butterfly that Phil liked “In-A-Gadda-Da-Vida” became the “last song” that was always played at the end of the HOA event.

Phil had the support of his wife Linda who also volunteered countless hours in her own right. Without her unflagging support Phil would not have been able to help oversee the rehab of the clubhouse, and the renovations to the pool including the installation of the new splash pad. The playground equipment in Section 3 Park, the refurbished entry signs, and even the Barrington Blue painted street numbers on the curbs are things I see every day in the subdivision that remind me that Phil’s work lives on even now. Captain Phil guided the good ship Barrington Place through 5 different presidents, 4 governorships, numerous city councils, Y2K, Covid-19, and the ship never foundered or ended up on the rocks. Thank you, Phil for all that you did for our HOA. You will be missed but your legacy will never be forgotten.

Ken Langer, Board Member

KEEP UP WITH BARRINGTON PLACE ON TOWNSQ

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on 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. To register your account, log onto the following website www.barringtonplace.sites.townsq.io, use your account ID (located on the 2021 assessment invoice) and the association zip code (77478). Set your password and account preferences.

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A TIME FOR REFLECTION AND A TIME TO LOOK FORWARD

On May 20, 2021, the HOA held its Annual Meeting. At that time, Lynn Johnson, Melanie Cockrell, and Phil Rippenhagen were elected to Board Positions 1, 2, and 3. As I wrote on the first page, Phil Rippenhagen, the longest serving Board Member in the history of Barrington Place, passed away shortly after the election. The Board will appoint a member to serve the remainder of the now open Position 3's term pursuant to the Bylaws. The Board invites all members who wish to serve on the Board to contact the Management Company so that the applicant can be interviewed by the Board. There are plenty of other committee positions open and by volunteering you can help shape the future of your subdivision.



With the end of Spring and the arrival of Summer, the pool season has opened. Memorial Day Weekend went "swimmingly". The Splash Pad and its water toys are a hit with the children. You will notice many new and updated features at the pool. There is new code compliant wrought iron fencing. There are new shade structures with blue canopies to replace the trees that were damaging the "Big Pool shell structure". The big pool coping, drains, and plaster have all been redone. The old concrete has been removed and a less slippery surface has been installed. There is a new Lifeguard company "Sweetwater Pools", and a new pool maintenance company, "Pools by Dallas". All members are encouraged to sign up for updated tags. There are new rules requiring all children under 14 years of age to have adult supervision when in the pool area. This was a State mandated requirement and we are all hoping that this policy is revisited by "higher authorities". Waivers are required by pool users to minimize claims brought by individuals asserting that they contracted Covid-19 at the pool. Again, we thank the pool users for their understanding and patience. This pool season is unlike any other that I have experienced since I moved into the subdivision in 1990. Rules and Regulations on Numbers of persons admitted, distances between persons, sanitization requirements, and mask wearing all make this a challenging season and hopefully next year we can put Covid-19 in the rear view mirror.

Like everyone else the HOA is taking steps to keep mosquitoes at bay and we continue to have extra mosquito spraying of the neighborhood in addition to the City of Sugar Land scheduled spraying. With extra sun and rain, our yards grow fast and need to be mowed and edged. Yard of the Month winners will be chosen up to and thru the end of September. Please make sure your garbage carts and green waste is picked up and collected on schedule. A bag of grass clipping or a garbage can left out on the street can generate an awful smell. The HOA is also moving forward with installing sod in areas that were damaged by the Winter freeze and fixing damaged irrigation systems. This work was delayed due to the high costs of plumbing companies to make repairs and the high prices for plants, pipes, and parts. As we move forward towards the end of summer and trying to get back to normal we will try and schedule a Weenie Roast at the pool.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

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

Angela Connell,
Property Manager
aconnell@mascapi.com

BOARD OF DIRECTORS

President
Ken Langer

Vice-President
Open

Secretary
Lynn Johnson

Treasurer
Al Lockwood

At Large
Melanie Cockrell



COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

BARRINGTON PLACE POOL INFORMATION

Access to the pool is now available to all Barrington Place residents that are current with their HOA dues and have completed the pool registration form and Pool Use Agreement and Waiver. No Owner/Resident of the Barrington Place Homeowners' Association shall be allowed to enter the pool area unless each and every patron has a current 2021 Photo ID Card issued by the BPHOA. Each pool ID card will be validated each year once criteria noted above is verified. Additional cards or lost pool ID card replacements may be purchased for \$1.50 each.



RENTERS: Renters must acquire their landlords' signature for pool ID card registration. Residents will also be required to show proof of residency, i.e., state issued id, utility bill or current lease agreement.

NEW OWNER: Welcome to the neighborhood! To access the pool, you will need to purchase pool ID cards for each member of your family over the age of 3. Please complete the pool registration form, Pool Use Agreement and Waiver and provide payment.

To obtain a 2021 pool ID card, please return the registration form and Pool Use Agreement and Waiver found on www.barringtonplace.net and on our communication app- TownSq. To complete the registration form and waiver electronically, please download the fillable PDF. Make sure to complete the registration form AND the waiver. You can return the form by email to vnavarrete@mascapi.com or simply attach your completed form to a General Request on TownSq - www.barringtonplace.sites.townsq.io.

You also have the option drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478; or fax to 713-776-1777. The management company office is now open and pick up of new pool ID cards will be arranged with each applicant.

Our office accepts exact cash or checks made payable to **Barrington Place HOA**. Upon verification of a current account balance, MASC Austin Properties, Inc. will validate your existing pool ID cards or contact you with information needed to provide you with new pool ID cards.

Please contact the office of MASC Austin Properties, Inc. at 713-776-1771 for additional information.

A few reminders for this pool season:

Any child under 14 years old must be accompanied by an adult over 18 years of age

Two (2) guests per ID card allowed to enter with a BPHOA Resident with a current pool ID card

Each and every person entering the pool must also sign in

Hand sanitization stations will be provided throughout the pool facility

No pool furniture will be set out by the BPHOA in the pool area- Patrons can bring their own furniture

No pool toy/float usage allowed this pool season

Social distancing cones will be placed throughout the pool deck to promote social distancing

Patrons are encouraged to bring their own masks, gloves, sanitizers disinfecting wipes/sprays

PLEASE FIND THE 2021 POOL SCHEDULE ON THE NEXT PAGE

BARRINGTON PLACE 2021 POOL SCHEDULE

Exception:

SATURDAY	29th	11 AM - 9 PM
SUNDAY	30th	12 PM - 8 PM
MONDAY	31st Memorial Day	11 AM - 9 PM

June 4th - August 8th

MONDAYS	CLOSED
TUESDAYS	11 AM - 9 PM
WEDNESDAYS	11 AM - 9 PM
THURSDAYS	11 AM - 9 PM
FRIDAYS	11 AM - 9 PM
SATURDAYS	11 AM - 9 PM
SUNDAYS	12 PM - 8 PM

August 8th - September 5th (WEEKENDS ONLY)

MONDAYS – FRIDAYS	CLOSED
SATURDAY	11 AM - 9 PM
SUNDAY	12 PM - 8 PM

Exception:

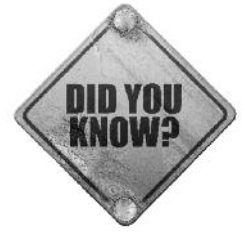
MONDAY	6th Labor Day	11 AM - 9 PM
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BEFORE STARTING AN IMPROVEMENT

If you are making any type of improvement to the exterior of your home, you must submit an Architectural

Improvement request form to MASC Austin

Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence, etc.) *Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.*



You can find the required form on our website at www.barringtonplace.net under DOCUMENTS-Request for Home Improvement Approval.

Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.



BARRINGTON PLACE INCOME/EXPENSES - MAY 31, 2021

INCOME

ASSESSMENTS ACCT ADJ	-\$900.00
BANK INTEREST	\$18.40
HOMEOWNER SELF-HELP	\$50.00
INTEREST-HOMEOWNERS	\$121.42
LANDSCAPE REIMBURSEMENT	\$713.11
PAYMENT PLAN FEES	\$30.00
POOL ACCESS FEES	\$42.50
TOTAL	\$75.43

CAPITAL REPAIRS

POOL	\$277,429.23
TOTAL	\$277,429.23

ADMINISTRATIVE

BANK CHARGES	\$16.41
CERTIFIED LETTERS	\$1,755.00
INSURANCE	\$23,037.89
LEGAL- CORPORATE	\$489.00
OFFICE EXPENSE	\$588.64
PRINTING	\$595.07
POOL ACCESS SUPPLIES	\$1,008.00
POSTAGE	\$395.68
TOTAL	\$27,885.69

CONTRACT

CLUBHOUSE CLEANING	\$600.00
EXTERMINATING - PEST	\$115.00
LAWN CARE	\$2,750.00
MANAGEMENT	\$2,750.00
POOL SERVICE	\$1,250.00
SIGN MAINTENANCE	\$90.00
TRASH PICK-UP	\$46.80
WEBSITE	\$75.00
TOTAL	\$7,676.80

UTILITIES

ELECTRIC	\$502.51
GAS	\$24.63
TELEPHONE	\$70.77
WATER/SEWER	-\$117.35
TOTAL	\$480.56

MAINTENANCE

CLUBHOUSE	\$32.46
HOMEOWNER SELF HELP	\$150.00
IRRIGATION	\$2,300.00
POOL	\$2,030.83
STORM URI	\$1,599.50
TOTAL	\$6,112.79

TOTAL EXPENSE	\$319,585.07
TOTAL CASH IN ACCOUNTS	\$737,865.63

VACATION SAFETY TIPS

FROM THE SUGAR LAND POLICE DEPARTMENT

Summer is officially here, and some of us are so eager to get away that when vacation time comes around, we throw caution to the wind, and fail to take the usual precautions that keep us safe day-to-day. Let's start from the beginning...planning!

By taking a few easy steps, you can save yourself a lot of trouble during your time away. Know your schedule and plan for "what-ifs". Before anything else, map out the dates and times that you will be away from your home. Allow for airport delays, car trouble, unexpected difficulties and other hazards that may occur on your vacation. Be sure that you have arrangements to take care of your home and your other obligations in case you aren't able to return on your scheduled date.

Contact the police to set up a "House Watch". The House Watch Program is designed to provide homeowners a means of having their residence checked periodically by an officer or trained civilian volunteer when they are away from home on vacation or an extended weekend. In order to participate in the program, you can come by the Police Department or complete the on-line form on www.sugarlandtx.gov/police/services/programs/house_watch.asp. The homeowner must be away from his/her residence for more than three (3) days and must not have anyone staying at the home while he/she is away. Homes can be placed on house watch for a maximum of three (3) weeks.

If you have a house-sitter, make sure it is someone you know and trust. Do not accept strangers as house-sitters, no matter how good their references! They are still strangers in your home when you are away.

In the age of constant social media updates, be careful of what you post! It's best if you exercise caution when posting your vacation plans on any social networks. Even if you only befriend people you trust, it's still important to realize that you are advertising to the world that you won't be home for a specified amount of time. With Apps using GPS and Contact Tracing efforts, your physical location is broadcast across the internet for the whole world to see, so thieves know that you're not home! There is a great article about this very topic that can be found here: www.cdt.org/blogs/cdt/over-sharing-and-location-awareness.

Alarm systems are great if used properly. Before leaving your home for vacation, check to ensure that all sensors are in working order. While you're at it, beef up security! Add motion or glass break sensors to the system. You can also add cameras that can be accessed remotely while you're away via computer or smartphone. Notify your alarm company to contact the police directly instead of calling you if there is an activation. This will cut down on the time it takes for police to respond to the alarm.

Check your locks. If necessary, replace any locks that could potentially compromise your home's security. Be sure that all exterior doors (including the door leading to the garage) have deadbolts properly installed. Reinforcing the door frame will help to keep burglars out. Metal deadbolts don't fail, wooden door frames do.

Keep your schedule. A lot of people like to put timers on lights and televisions while they are away. This is a good idea, but don't make it look out of the ordinary. If you normally go to sleep at 11pm, don't have the lights stay on in your kitchen until 1am. Set timers for the times the lights are normally on. Take every step to make your home look occupied.

Stop your mail or have a trusted friend/neighbor pick it up for you. Leaving newspapers and mail on the front doorstep is like putting a billboard saying "we're not home!" on your front lawn.

After all of that...try to have fun! Worrying about your home while you're away might be inevitable, but it doesn't have to spoil your time with friends and family. Trust that you've taken the right steps and have done what you can to prevent a burglary and enjoy your time away! You work hard...you deserve it!

HELP YOUR LAWN BEAT THE HEAT THIS SUMMER

As you well know, hot, dry days are just an inescapable part of summer. Many lawns seem to bake in the heat. But, look around and you'll see one or two in the neighborhood that look as green as can be. You can help your lawn look just as great with these tips:

- Feed regularly
- Mow high
- Water deeply but infrequently

Feed Regularly

Within 6-8 weeks of feeding, microbes in the soil process most of the nutrients in the ground for your lawn to absorb. So you need to replenish these nutrients by fertilizing. A well-fed lawn grows in thick, crowding out weeds and cooling the soil, which helps it handle the heat. However, if your lawn has gone dormant, hold off on feeding until rain revives it.

Mow High

If you cut your grass short, you're short-changing your lawn. Longer grass allows the growth of longer roots, which can reach down for moisture even on hot, dry days. Just set your mower on one of the highest settings. You'll be surprised what a difference this simple step can make.

Watering

If your grass has been cut short all season, you're going to have to water frequently. But even longer grass needs moisture. So if you choose to water during a dry spell, be sure to water deeply but infrequently. Frequent, shallow watering encourages grass to grow short roots, causing the grass to stress out during droughts. But an inch of water a week serves as a good rule of thumb for keeping your lawn green during the hot summer. Just be sure to water as early as possible in the morning to help reduce wasteful evaporation.

City Of Sugar Land Mosquito spraying occurs on Tuesday and Friday nights (weather permitting)

The city sprays for mosquitoes to reduce the potential spread of mosquito-borne diseases. When spraying is required, the service will be performed on Friday nights, during the months of May through October. Spraying will begin each evening at approximately 9 p.m and continue until the entire city has been treated. When mosquito surveillance activities detect a higher than normal population of mosquitoes, spraying may be increased to twice a week. The City regularly uses an EPA - approved adulticide application called Kontrol 30-30 with a once a month rotational application of Fyfanon to combat chemical resistance.

Learn more about mosquito spraying at: www.sugarlandtx.gov/588/Mosquito-Control

Committee Members Needed

Volunteers are needed for our committees. Any time you could spare would be greatly appreciated. If you are interested in serving your community, please contact Angela Connell, 713-776-1771, to volunteer.

THE CITY'S CODE ENFORCEMENT PROGRAM

The City's Code Enforcement program protects the health, safety, and welfare of Sugar Land residents through the reasonable enforcement of the City's codes and ordinances. When violations are identified, a Code Enforcement Inspector issues a Notice of Violation to the property owner with a designated compliance time frame. Follow-up inspections are completed by the Inspector to confirm compliance. The City's focus is to work with residents to address property maintenance issues and compliance with City regulations. Penalties are a last resort. Anyone who contacts you regarding a code enforcement violation will be able to provide City of Sugar Land identification, but please do not hesitate to contact Sugar Land Police Department at 281-275-2020 if you have concerns. Should you have any questions regarding the City's Code Enforcement Program, please contact 311 or 281-275-2900.

YARD OF THE MONTH

Our annual Yard of the Month Contest is in full effect and will continue through September. The Barrington Place Homeowners Association, Inc. Yard of the Month Committee will choose (4) homes (one home in each section) every month and will be awarded with a Yard of the Month sign placed on their front lawn all month long, as well as receive a \$25.00 Home Depot gift card. Each winning home will be judged by the overall aesthetics and neatness of the home and front lawn. We were hit hard with the winter storm back in February and lots of the landscaping in our homes suffered tremendously. Barrington Place HOA encourages all residents to take pride in their home and neighborhood and maintain their yard in such a way that they enhance the overall curb appeal of the entire community. In order to qualify, residents must be current on their Association Dues for the year. Please note, the sign will be picked up at the end of the month by the Yard of the Month Committee. We encourage all homeowners to take pride in their homes and our neighborhood this year!

Community Inspections

Community inspections are being conducted monthly, as per usual schedule.



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.

Trash days: MONDAY & THURSDAY.

Recycle day: MONDAY.

Green Waste day: MONDAY.

Bulky Waste day: 1ST MONDAY OF THE MONTH



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. Take advantage of the community Doggie Poop Station located at the end of the main drive. 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. Remember, take only the amount of doggie poop bags needed at that time. Why picking up after your dog matters: It's required by law. Dog poop is not fertilizer. It's an environmental pollutant that carries diseases and can overwhelm the ecosystem. It smells bad and it's common courtesy to pick up after your pet. The bottom line is, as unpleasant and annoying as dog cleanup might be, it's a minor inconvenience compared to the cost of neglecting this responsibility. By taking the extra minute or so to pick up after your pet you're not only being a good citizen and responsible pet parent — you're actually helping to save the world, one piece of poop at a time. 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, work order coordinator at jfigueroa@mascapi.com.



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

GENERATOR REBATE PILOT PROGRAM

Sugar Land City Council recently approved an ordinance establishing a generator rebate pilot program -- a move intended to promote preparedness, resiliency and residential reinvestment.

Qualifying homeowners must apply for the rebate by Nov. 30, which will be issued after completion and approval of all required city building inspections. The rebate covers permit and plan check fees associated with the installation of permanent standby generators. The rebate offer will be available to homeowners who have received approval of all required city permits for the installation of a permanent standby generator, completed installation and received approval of all required city inspections between Feb. 15 and Nov. 30 of this year.

The generator rebate program builds on City Council's previous approval of temporary measures that assisted residents who experienced damage during the winter the storm. This included past actions that included the following:

- Permit fees for repairs needed as a result of the winter storm were temporarily waived.
- For repairs requiring a permit and inspection, inspections were allowed in-person or virtually or even through the submittal of photo documentation to expedite the inspection process.
- Homeowners completing repairs on their homestead did not need to have the homestead exemption form notarized as part of the permit process.
- Contractors registering with the city to perform repairs related to the winter storm had their annual registration fee waived.

For more about generator permits and to submit a complete application, visit
<http://www.sugarlandtx.gov/193/Forms-Applications>.