

The Villager



WINTER 2018

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

Community Wide Shred Event

The community wide shred day is scheduled to occur May 19, 2018 from 10:00 a.m. until 1:00 p.m. at the intersection of Waumsley Way and Addicks Clodine, near the KBV Pocket Park. Please bring any confidential documents you would like to destroy.

Items acceptable for shredding:

- All paper products such as notebook paper, magazines, tax documents, newspapers, paper folders, etc.
- All metal you can easily bend with your fingers is acceptable (staples, paper clips, thin metal brads in paper folders).



Items NOT acceptable for shredding:

- Please remove any binder clips or three ring binders as the heavier metal can cause sparks going thru the blades causing a fire hazard.
- Cardboard boxes, or other cardboard items.
- CD's or disks of any kind.
- Hard drives.
- Plastics.

2018 Assessments

Our assessments are what allow our Board of Directors to maintain our community. The assessments help cover the cost of maintenance of the common areas as well as other operational costs (utilities, insurance, management and recreational activities) of the neighborhood.

The annual assessment for 2018 was due on January 1st, 2018 and are considered late after January 31st, 2018. Penalties are imposed after January 31st.

Please contact MASC Austin Properties, Inc. at 713-776-1771 to obtain your full balance and arrange payment.

PLEASE KEEP PETS ON A LEASH

Please remember to keep your furry friends on a leash when walking them in the community. Thank you!

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:

Cindy Valdez

Property Manager / Maintenance Coordinator
MASC Austin Properties, Inc.

945 Eldridge Rd.

Sugar Land, TX 77478

O: 713.776.1771 / F: 713.776.1777

www.mas capi.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. If you would like to attend, the meetings are open to residents from 6:30 p.m. to 7:00 p.m. 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.

YARD OF THE MONTH IS BACK!



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!

PROTECTION FROM THE SUN

A little knowledge will go a long way to protect your kids from sunburn and allow them to enjoy their summer time safely. Simply take precautions to protect your kids skin from the sun's damaging rays and let them get ready to play.

Part of the sun's energy that reaches us on earth is composed of rays of ultraviolet light. When ultraviolet light rays enter the skin, they can cause visible and invisible skin cell damage. There are two types of ultraviolet light, UVA, often called the "aging ray" which weakens the immune system of the skin cell, and UVB, called the "burn ray" which causes changes to DNA that can cause abnormal growths in skin cells.

Sunscreens actually absorb the ultraviolet radiation and reduce the amount of radiation that penetrates the skin. Sunscreen is classified as chemical, while sunblock physically blocks both the UVA and UVB radiation from the skin.

SPF refers to the "Sun Protection Factor" for UVB rays only. A sunscreen with a SPF of 15 will delay sunburn from occurring for 15 times longer than normal if using no protection at all. It is a measure of the amount of time it takes for sun-exposed skin to redden when exposed to the sun. For example, when using a sunscreen lotion with an SPF of 15, a person who normally sunburns in 20 minutes of midday sun exposure may tolerate 15 x 20 minutes (300 minutes) without burning.

Be in the know about the sun and protect your family's skin this summer from harmful rays.

TIPS FOR YOUR GARDEN

Spring time is garden time and what follows are some tips to help make your garden be the best it can be:



1. Prepare The Soil First. Build on a good foundation. Soil is the foundation of a garden. Most of us start with something too sandy, too clayey, or too poor. And unless you have been working on it, your soil is probably low in organic matter, the life of good soil. Before one seed or transplant goes in, build up your soil with a few inches of compost and whatever nutrients may be lacking. A soil test is a good start to let you know where you are, what you need to add, and how much.

2. Ensure Good Drainage When it rains it pours. Here in Texas it seems to be feast or famine when it comes to rainfall. When it is dry we can water, but what do we do when it will not quit raining? Plant roots need oxygen and hate to sit in waterlogged soil. Plus, when it is wet you cannot get into the garden to plant or work the soil. Remember, you can always add water but you can't take it away. Also, raised beds warm up faster in early spring for a little head start on the season.

3. Provide Lots of Sunlight. Select a good site for planting. Most vegetables prefer a full sun exposure. Many neighborhoods have wonderful large trees that make a sunny location rare. However, if you want a productive garden, direct sunlight is a must. Crops that are grown for their fruit (tomatoes, peppers, eggplant, melons) or roots (carrots, turnips, radishes) must have at least six hours of sunlight. Bright shade or dappled shade just will not do. Crops that are grown for leaves (lettuce, collards, spinach, chard) will tolerate a bit of shade.

Here's to a great garden this year!

SPRING CLEANING POWER WASHING

Spring is a good time to do a little sprucing-up. Any type of exterior gets dingy over time, but pressure washing can quickly restore your home to its former beauty. If your home's siding or bricks are in need of some



TLC, now's the time to think about pressure washing or power washing your brick and siding exteriors to make them sparkle again. Your neighbors and the community in large will thank you!

GREATER MISSION BEND AREA COUNCIL PLANT SWAP

The 6th Annual Plant Swap
sponsored by the
Greater Mission Bend Area Council

**Will Be Held
Saturday, May 19th, 2018
at
George Bush Park**

The Alief Kerr High School National Honor Society students will be volunteering for the 6th Year to help load and unload plants to and from your car!

First 50 Registered Traders will Received a Free Gift

Door prizes are being donated by area businesses

For more details, visit:
<http://plantswap.gmbac.com>

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SAFETY AND SECURITY TIPS FROM S.E.A.L SECURITY

The warmer weather brings increased vacation travel and an increase in household larceny and burglary. Signing up for vacation watches is a great start when you plan your time away from home. To do so, just go to vacationwatch.sealsecurity.com. (Note that the form cannot be submitted via smartphone.) The vacation watch form may also be accessed from Kingsbridge Village's website at www.kingsbridgevillage.com.

Here are additional steps you can take to decrease the chances of experiencing a home invasion:

Invest in an alarm system

We all know someone who has lost electronics, jewelry, or other high-value items due to a home invasion. An automated home security system alarm scares off many would-be burglars and notifies local law authorities if someone does attempt a break-in. If you have an alarm system, use it each time you leave the house.

Make your home look occupied

Lock all doors and windows before you leave the house, even if you're going for a short trip. Connect some lights to automated timers to turn them on in the evening and off during the day. Don't leave your lights on the whole time you are away. Lights that stay on all day and night may give away clues to criminals. Instead, invest in a light switch timer that can turn your lights on and off automatically through a programmed schedule. Arrange with the post office to stop your mail temporarily or ask a friend or neighbor to take your mail and package deliveries. Arrange for your lawn to be mowed while you are away. Lawns grow faster during the warmer months. Trim bushes under windows, so burglars don't have a place in which to hide.

Get the best locks you can afford

Ask a locksmith for advice on your home situation. You and your family are worth it! Always lock garden sheds and your garage door. Don't forget the door between your house and the garage. Sliding glass doors, windows, and patio glass doors are vulnerable; make sure their locks are secure. Change locks immediately if keys are lost or stolen. Change locks when moving into a new house.

(continued on next page)

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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?

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SAFETY AND SECURITY TIPS FROM S.E.A.L SECURITY CONTINUED...

Don't tempt a thief

Can people see your 50-inch flat screen TV from the sidewalk? Keep lawn mowers, barbecues and bicycles stored and locked out of sight. Never 'hide' keys under mats or flower pots. Use privacy curtains (sheer curtains that let in light but block the view) for all windows.

Don't advertise your absence

If you're going away for a week, don't announce it over voicemail or social media that you're out of town. Thieves who find your phone number often will call to see if you're at home. Do be sure to sign up with S.E.A.L. Security Solutions for vacation watch check service the whole time you're going to be away. Do inform trusted neighbors or friends of where you'll be while away and ask them to call 9-1-1 and S.E.A.L. Security if they notice anyone suspicious near or in your home.

Be prepared

Make sure you always back up your computers and laptops in the event those items are ever stolen. Also, make sure your portable hard drive is kept hidden in an innocuous place where it won't get hurt (like the kitchen pantry or laundry room). If you have cash, keep it hidden. Take pictures or create a video of your valuables. Have the model numbers and purchase prices of your most expensive items and mark them by engraving your license number on them. The insurance company and law enforcement will want this information if any items are ever stolen.