

The Villager



FALL 2022

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

KEEP UP WITH KINGSBRIDGE VILLAGE 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. Easily communicate with your management team. Manage your account and pay online · Get up-to-date news and alerts
To register your account, log onto www.kingsbridgevillage.sites.townsq.io, use your account ID (located on the 2022 assessment invoice) and the association zip code (77498/77083). Set your password and account preferences. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.



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:

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.mas capi.com

COMMUNITY INSPECTIONS

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

YARD OF THE MONTH

Our Yard of the Month contest will start in April and will continue through October. Two homes will be chosen 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 gift card. Each winning home will be judged by the overall aesthetics and neatness of the home and front lawn. Please note, your HOA assessments need to be paid in full in order to be eligible to win the Yard of the Month contest.

** This is a friendly reminder that the Yard of the Month sign will be collected at the end of each month and placed in the next month's winner's lawn by a member of the MASC Austin Properties team. **



Board Meetings

The HOA Board meetings are held once a month excluding December, from 6:00pm to 8:00pm. Please check the website and townsq for meeting login in information via Zoom. The meeting agendas are available on our website - www.kingsbridgevillage.com. or <http://www.kingsbridgevillage.sites.townsq.io>.

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 for community documents and forms, news and updates and other important information!

WE NEED YOUR HELP!!! (OPEN BOARD AND VARIOUS COMMITTEE POSITIONS AVAILABLE)

Let us know if you are interested in any open Board positions. We also have several committees that could also use your help . . . Beautification Committee, Newsletter Committee, Yard of the Month Committee, and Community Events Committee.



RECYCLING INFORMATION

The Fort Bend County Recycle Center provides a regional center for recycling for Fort Bend County residents. The Recycle Center is located at: 200 Blume Road Rosenberg, TX 77471. Some of the items accepted at the center are listed below. For a complete list of acceptable and non-acceptable items, along with fee information, please visit the following website: <https://www.fortbendcountytexas.gov/government/departments/county-services/recycling-center-hhw>

PLASTICS

Soda/Water Bottles Salad Dressing Bottles Styrofoam Milk Jugs ** Rinse containers and remove caps. Crush if possible - step on it. **

GLASS

Food and Beverage Containers Only ** All colors are accepted. Rinse and remove caps. Containers must be clean, no trash, water or other fluids in containers **

BATTERIES, OIL, LATEX PAINT, AND ANTIFREEZE

Used Motor Oil Used Filters Cooking Oil ** LATEX paint ONLY! The words "Latex" or "Water Based" MUST appear on the product label. **

HOUSEHOLD APPLIANCES

All household appliances are currently accepted. Non-Freon appliances are \$5.00 per unit and all Freon appliances are \$10.00 per unit.

HAZARDOUS WASTES ACCEPTED

Paints & Stains Paint Thinners and Strippers Household Cleaners Household Chemicals Fertilizers & Lawn Chemicals Aerosol Products Pesticides and Herbicides Pool Chemicals Florescent Lighting Bulbs (tubes) Gasoline Flammable Liquids Mercury (thermometers and thermostats)

YMCA AFTER SCHOOL CARE/FOUR CORNERS COMMUNITY CENTER

YMCA Community Outreach Sites offer kids a safe environment where they can nurture their spirits, challenge their minds, and strengthen their bodies through a variety of activities delivered by caring YMCA role models.

The YMCA is pleased to offer a FREE enrichment program at our Four Corners Community Center. The program is offered M-Th 3:30-6:30pm. This is a non-licensed program that provides a recreational opportunity for youth ages 5-12. Program began in August. We follow FBISD calendar.

Program Components Include YMCA Mission: To put Judeo-Christian principles into practice through programs that build healthy spirit, mind, and body for all. Everyone is welcome.

FOUR CORNERS COMMUNITY CENTER

15710 Old Richmond Rd, Sugarland, TX 77498

979-534-6674

Karina.Nunez@ymcahouston.org

ymcahouston.org

MISSION BEND LIBRARY

The following programs are offered at our local library at 8421 Addicks Clodine Rd Houston, TX 77083

Children's Ongoing Programs: Preschool Story Time, Toddler Time, Pajama Night Story Time, Mother Goose Time

Special Programs: After School Break/Fall Fun, Hour of Tech/Databases & Homework Help, Creative Connection/Back to School Craft

Adult Programs: ESL Conversation Circle, Pet-Friendly Gardening, Spanish Conversation Circle, Financial Literacy, Book Club, Craft Club

Computer Classes: Computer 101, Microsoft Excel Basics, Intermediate 3D Printing

Young Adult Programs: Advisory Council, Readers Meetup, Contain Yourself! Container Gardening Basics

Dates and Times for All the above Programs can be found at <https://www.fortbend.lib.tx.us/>



MISSION BEND BOYS & GIRLS CLUB

Providing After School Care, Sports, Tutoring, Youth Leadership, Holiday Givebacks, and Meals located at 8709 Addicks Clodine, Houston, TX 77083

There is now a \$10 one-time fee for After School Care and \$5 T Shirts. The \$10 fee is waived if you have Texas Children's or Community Health Choice insurance.

TOP 10 HOME IMPROVEMENTS FOR FALL - AMERICAN LIFESTYLE

There are many ways to add value to your home, but expensive and extensive renovations may not always offer the best return on investment. In fact, according to the National Association of REALTORS®' most recent Remodeling Impact Survey, it's not always the big-ticket items that pay off when it's time to sell.

This list includes a variety of home improvements that are ideally suited for fall DIY and weekend warrior projects. Each offers the chance to add to your enjoyment of your home today, and add value and market appeal when it comes time to sell in the future. Best of all, these affordable projects offer exceptional return on investment (ROI) potential.

1. Lawn maintenance and upgrades

Think about how much of your home's curb appeal is dependent on the condition of the lawn. While many homeowners spend their weekends on lawn maintenance during the spring and summer, in fall we tend to focus more on leaf raking and removal. Be sure to take the time to properly aerate your lawn and prepare it for hibernation. Cover planting beds with fresh straw or mulch, and have irrigation systems drained and prepared for winter.

2. Plant a new tree

According to the Arbor Tree Foundation, fall is an ideal time to plant new trees. Fall planting offers an added growing season before the stress of the hot summer months and encourages optimal root growth. According to the USDA Forest Service, healthy, mature trees can add an average of 10 percent to a home's value, as well as providing insulation and home energy savings. That means that planting a tree this fall could pay dividends for years to come.

3. Upgrade your curb appeal

There are a variety of ways to add curb appeal with simple and affordable upgrades. These can include painting the front door (black is a color with high ROI), replacing the hardware, street numbers, mailbox, and light fixtures, and painting or power washing the front steps. If you're looking for even bigger impact, consider having a new garage door installed—it can practically pay for itself in value when it comes time to sell.

4. Install a firepit and upgrade your outdoor space

Fall is the perfect time to upgrade your outdoor spaces and install a firepit for those cool autumn evenings. This upgrade is simple to do yourself and it can improve your home's marketability as part of an overall outdoor refresh. Consider repairing, refinishing, or expanding an existing deck or terrace, adding landscape lighting, or having an irrigation system installed for appeal.

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FALL HOME IMPROVEMENTS CONT.

5. Install an elegant wet bar

Today's wet bars are sleek and chic. You probably have space in an existing coat closet or unused nook where you can fit shelving, a small counter and sink, plus an under-counter wine fridge. This provides a lovely accent and helps to simplify serving when entertaining at home.

6. Upgrade your closet space

Reimagine or reconfigure your current closets for added appeal and user-friendly convenience. Knock out a wall to turn a step-in closet into a walk-in. Install an updated organizational system in an existing closet for a custom design and optimal space utilization. Add upgraded lighting and finishes for a high-end look and feel.

7. Refinish or repaint cabinetry

If you don't have the budget for a kitchen overhaul, start with the most prominent visual feature—the cabinets. Check online for how-tos and design ideas, and refresh the whole kitchen with a cabinetry facelift. The most important factor here is to allow freshly painted or refinished cabinets to dry thoroughly before replacing the doors and installing new hardware.

8. Repaint the interior

Repainting the interior of your home can have a significant impact on the way you see your home. According to NAR's survey, repainting helps homeowners enjoy their space more while also offering a simple DIY way to add additional value to the home. Choose from a neutral palette to make the interior more appealing to eventual buyers.

9. Replace outdated fixtures and finishes

If you're looking for a super-simple and inexpensive way to upgrade your home's interior, changing outdated fixtures and finishes is the way to go. Replace mismatched light switches and outlet covers with new, neutral styles. Replace old-fashioned interior door hardware with a cohesive, contemporary finish throughout. Change out cabinet hardware, update lighting fixtures, and switch out faucets to create a modern look.

10. Install smart home upgrades

Smart home upgrades offer the benefit of energy efficiency while you're living in the home and a "wow" factor when it's time to sell. Start simple with smart door locks and light bulbs, and then invest in a smart home thermostat and security setup. Plan ahead to ensure that all your smart home devices work well together for a simpler, more integrated, and more enjoyable system.

Not sure where to start? Your real estate professional knows what buyers are looking for in your area and can help you prioritize your honey-do list.

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PLANT SWAP

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Saturday October 8th
For Details, Please Visit
www.GMBAC.com

