

Barrington Place

BANNER

FEB. 2021

BOARD UPDATE

Mark your calendars! The Annual Meeting is scheduled for May 20, 2021 at 7:30pm. See details inside.

BPHOA our road forward in 2021 and a review of 2020

2020 was a difficult year. COVID-19 changed many long-standing practices in Barrington Place.

There was no Easter Egg Hunt, Weenie Roast, National Night Out, or Christmas gathering. The pool was closed for the entire season. Rental use of the clubhouse was suspended. The Annual Meeting in May was delayed to November. In-person attendance at Board meetings became virtual for the members. Many HOA matters were impacted by decisions made by the State and City in addressing the COVID-19 situation, decisions in which the HOA had little discretion or time in which to act.

However, the world did go on, albeit differently. Out of chaos came some opportunity. Since the pool was closed, the down time was used to make major renovations to the pool and clubhouse. Trees were removed so that roots did not damage the pool sidewalls. Tree debris should no longer damage the pumps. New metal and canvas shade structures were installed. The areas prone to flooding and mosquito breeding were raised, drainage installed, and covered with concrete and a new surface that is easier on the feet and cooler to walk on. The grandfathered chain link fence was replaced with a code compliant wrought iron fence. The pool was re-plastered as the existing plaster reached 8 years of use and new code compliant drain grates have been installed. New brighter LED lights were installed to replace the costly outdated lights. The changing rooms/bathrooms at the clubhouse have been painted. Code compliant walkways were installed along the pool fence and by the clubhouse patio. And Best of All, we installed a splashpad for the kiddos to enjoy.

What is in store for 2021 depends on how the rollout of the vaccine for COVID-19 progresses. Board Meetings will

continue with an opportunity for residents to call in and participate remotely during open forum and to listen to the meetings. Although we have historically opened the pool during weekends in May, we have deferred until Memorial Day Weekend, hoping the unsettled environment and City and State guidance will allow us to enjoy our new pool amenities. Rather than use HOA pool furniture, all residents will be encouraged to bring their own chairs/recliners and blankets for safety reasons. As we get closer to pool season, procedures for tag renewal (remotely) will be finalized. We will keep our fingers crossed and everyone updated.



The HOA is also in the very initial stages of an application to obtain funding to construct a concrete wall along the South side of Alston between Summerfield Drive and Reddington. This application seeks funding from the Sugar Land 4B Corporation for 50% reimbursement of \$132,000 estimated cost to construct the wall. This Capital Improvement Project is in its initial stages, and is not a “Done Deal”.

The Annual Meeting is scheduled in May, with 3 Board positions up for election. Those wishing to run should contact MASC Austin Properties so that their candidacies can be forwarded to the Nominating Committee.

The Board has several methods in which to convey information to its members.

- HOA website “barringtonplace.net” which can be accessed 24 hours a day.
- TownSq App, which one can sign up to review their account information and to receive information.
- Newsletters that are periodically published and mailed to members. *(continued on next page)*

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BOARD UPDATE (CONTINUED)

- Entrance message signs that post community information.
- Bulletin board located at the Clubhouse.

Information sharing is not one way. By using the TownSq App, messages and questions can be sent by the homeowner to the HOA. Phone calls can be made to MASC Austin Properties, Inc. at 713-776-1771 and emails can be sent to aconnell@mascapi.com. Again, all owners are encouraged to participate in meetings, join committees, and volunteer to make our community a better place to live. The more input and participation we have, the better we can address issues in the subdivision.

ANNUAL MEETING

On **Thursday, May 20, 2021**, the Barrington Place Homeowners' Association (BPHOA) will hold its Annual Meeting at the clubhouse at 13318 Rosstown, 7:30 p.m. On that date, the membership will elect three (3) Board of Director positions. The three Board position terms are for two (2) years. Lynn Johnson, Melanie Cockrell and Phil Rippenhagen will be running for re-election for positions 1, 2 & 3 respectively. Please note that modifications may be necessary due to challenges with the pandemic. We will continue to monitor the situation and advise accordingly.

Those wishing to run for a Board position should contact the management company, MASC Austin Properties, at 945 Eldridge Road, Sugar Land, Texas 77478. The candidate may submit a candidate profile for publication in the *Banner*. Candidates are requested to keep profiles to 400 words or less due to space allocation in the *Banner*. Should a candidate wish to submit a longer candidate profile, a notation will be made in the *Banner* that a more extensive profile is posted on the Barrington Place website. Candidate profiles will be published in the *Banner* one time. All profiles shall be kept on the Barrington Place website from the date first published on the website until after the election. Changes to a candidate profile on the BP website may be made by a candidate as long as changes are timely made. All candidates are requested to avoid vulgarisms and profanity in their profiles.

Easter Egg Hunt Cancelled

Unfortunately, the Board has had to make the hard decision to cancel the Easter Egg Hunt this year. We look forward to celebrating events like these again with the community as soon as we are able.



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

Phil Rippenhagen

Vice-President

Ken Langer

Secretary

Lynn Johnson

Treasurer

Al Lockwood

At Large

Melanie Cockrell



COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

2021 HOA ASSESSMENT DUE JANUARY 31ST

The last day to make your payment for the 2021 annual assessment was January 31, 2021. 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.



- Any account which reflects an outstanding balance prior to 2021 that was not paid in full by January 31, 2021, is not eligible to receive the 2021 discount.
- Please write your Barrington Place HOA address or TownSq account number on the lower left corner of your check. Your Customer ID number is shown on the invoice you received in the mail.
- You can make an online payment using the TownSq app. *Information on registering for TownSq can be found in this newsletter.*

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. If you need to make payment arrangements, please contact Celina DeLeon at MASC Austin Properties, Inc. at 713-776-1771 or via email cdeleon@mascapi.com.

A MESSAGE FROM SUGAR LAND'S POLICE DEPARTMENT

During the Christmas holidays, there were some cars broken into in your neighborhood. None of these were damaged, as it appears they entered the cars through unlocked doors. SLPD is continuing to provide preventative patrol in your area.

We encourage you to call us at (281) 275-2500 if you see or hear suspicious activity. We also request that your vehicles parked on the street and in your driveway are locked, with no valuable items left inside.

Lastly, as a courtesy to our neighbors who are taking advantage of the cooler weather, we ask everyone to avoid parking their vehicles on their driveways blocking the sidewalks. Pedestrians are having to walk around these vehicles and into the street, which is a safety hazard for everyone. The SLPD will be issuing warnings to the vehicles in violation.

Make sure to park your vehicle on the right side of the street in accordance to the direction of the traffic. In your final parking position, your vehicle wheels must be no more than one foot (12 inches) from the curb. The passenger side of the car must face the curb when parallel parking. Do not park with the driver's side along the curb. In fact, if you park your vehicle incorrectly or in the wrong area, you could become a hazard to other motorists. It is very important to pay attention to the parking laws and to abide by them. It will keep you and others safe, and it will ensure easy access for emergency vehicles.

2021 Pool ID Card registration and Pool Schedule

Please watch for information on pool ID card registration and the 2021 pool schedule in upcoming newsletters, the HOA website and Townsq app as more information becomes available.

2021 Pool Monitor Positions

If you are interested in applying for a pool monitor position, please contact MASC Austin Properties Inc. at 713-776-1771 for more details.

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



DON'T FORGET TO SIGN UP FOR TOWNSQ!



MASC Austin Properties, Inc. would like to remind everyone about the launch of 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.

Download the app and register to:

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts
- Request and review status of service inquiries
- Engage with one another
- Access important association documents
- And more!

To register your account, please log onto www.townsq.io, use your account ID and the association zip code (77478). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you need to obtain your new account ID or if you have any questions regarding this new process as we are excited to offer these new services to your community.

REDUCING EMAIL OVERLOAD

Email can be a useful tool, but the sheer volume can be overwhelming. Here's how to stem the flow to your inbox:

- Be careful about giving out your email address. When you fill out a form, subscribe to a magazine or enter a drawing, consider whether to provide your email address. Some online “free giveaway” promotions are designed to harvest email addresses for marketing lists.
- Think carefully before hitting “reply to all.” This option is a huge source of email overload. The more people you email, the more emails you’ll get back.
- Unsubscribe. Are you still reading those emails? If not, find the unsubscribe link, usually at the bottom of the message.



BARRINGTON PLACE INCOME/EXPENSES - DECEMBER 31, 2020

<u>INCOME</u>		<u>ADMINISTRATIVE</u>		<u>UTILITIES</u>	
BANK INTEREST	\$20.01	BAD DEBT	-\$3,251.65	ELECTRIC	\$221.25
COLLECTION FEES	-\$45.00	CERTIFIED DEMAND LETTERS	\$270.00	GAS	\$22.87
INTEREST-HOMEOWNERS	\$113.79	INSURANCE	\$545.91	TELEPHONE	\$70.18
TOTAL	\$88.80	LEGAL- CORPORATE	\$96.10	WATER/SEWER	-\$296.24
		MINUTES	\$100.00	TOTAL	\$18.06
		OFFICE EXPENSE	\$711.35		
<u>CAPITAL REPAIRS</u>		PRINTING	\$368.32	<u>MAINTENANCE</u>	
POOL	\$56,738.27	POSTAGE	\$211.80	CLUBHOUSE	\$325.00
TOTAL	\$56,738.27	TAXES-PROPERTY	\$338.64	ENTRANCE	-\$2,608.21
		TOTAL	-\$609.53	PARK	\$144.83
				POOL	\$325.00
		<u>CONTRACT</u>		TOTAL	\$1,813.38
		911 PHONE	\$495.79		
		CLUBHOUSE CLEANING	\$600.00	TOTAL EXPENSE	\$58,534.67
		EXTERMINATING - MOSQUITO	\$760.00	TOTAL CASH IN ACCOUNTS	\$844,773.97
		LAWN CARE	\$984.80		
		MANAGEMENT	\$2,750.00		
		NEWSLETTER	-\$1,600.00		
		SIGN MAINTENANCE	\$90.00		
		TRASH PICK-UP	\$45.66		
		WEBSITE	\$75.00		
		TOTAL	\$4,201.25		

2020 HOLIDAY DECORATING CONTEST WINNERS!



Section One - 2537 Hadley Circle



Section Two - 2719 Manorwood Street



Section Three - 1926 Northcliff Place



Sections 4/5 - 2306 Featherton Court

Color pictures of the winning homes can be seen on our neighborhood website- www.barringtonplace.net; MINUTES & NEWSLETTERS- February 2021 Banner. Reminder: All Christmas decorations must be removed by now. Please store them away for next year's contest!

Get your lawn ready for our annual Yard of the Month contest!

Yard of the Month will begin in **April and continue through September**. One home in each section 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 Home Depot gift card.

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@mascap.com.

COVID-19 RESPONSE UPDATE

Closure of Management Office Visitation: In order to maintain management responsibilities to our communities, office staff has been minimized to allow for proper distancing and sanitization protocols. All other staff has been and will continue to work remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.



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

Teleconference Board Meetings: Board Meetings are currently being held by teleconference. Notice of any teleconference Board meetings will be posted to the website and posted on the TownSq app. Please use the credentials found on the TownSq app community website to dial in and access the teleconference meetings.

Suspension of Community Event Attendance: All community events have been suspended until further notice.

Common Areas are now open: The playground is open with capacity limitations and social distancing restrictions.

We will continue to monitor this situation and keep you informed of any changes. Please contact us if you have any questions or concerns at 713-776-1771 or email at aconell@mascapi.com.

Also, be sure to check the City of Sugar Land's website for the latest COVID-19 updates:
<https://www.sugarlandtx.gov/1905/2019-November-Coronavirus-COVID-19-Information>

STAY IN THE KNOW ABOUT COMMUNITY EVENTS!

For updates on Barrington Place HOA community events such as the Easter Egg Hunt, please visit our website - www.barringtonplace.net and on the TownSq app.

MAINTENANCE REQUESTS AND STREETLIGHT REPAIRS

The City of Sugar Land strives to maintain our traffic operations equipment in optimal condition. To report damage or needed repairs to the following:

- Traffic signals
- Signs
- Pavement markings
- Streetlights
- School zone flashers



Submit a request via 311, or call 281-275-2450 to report the location and the damaged equipment.

Streetlight Repairs

The City of Sugar Land also coordinates with CenterPoint and private neighborhood associations for streetlight repairs. If you see a streetlight that is damaged or in need of service, please contact **311** or **281-275-2900** and provide the ID number on the streetlight pole.

YOUR WATER BILL - DID YOU KNOW?

What to know about winter average, how it is determined, and how it affects your water bill?

Residential customers have a set charge for wastewater each month. This charge is based off your average water usage and is established in January and February of each year.



Water usage is averaged between the February and March billing periods. That number is used as your average household water usage for wastewater volume charges from the April bill until the following March bill, regardless of the amount of water used. That way, if you use water for your yard, to fill a pool, if you have a leak, or for whatever reason during the year, you'll have to pay for the water, but won't pay extra for the wastewater.

For more information, visit <https://www.sugarlandtx.gov/>.

WHAT'S ACCEPTED AT THE FORT BEND COUNTY RECYCLING CENTER?

PLASTICS 1-7

Example:

Soda/Water Bottles
Salad Dressing Bottles
Styrofoam
Milk Jugs

** Rinse containers and remove caps. Crush if possible - step on it. **

GLASS - No Mirrors, Tempered Glass (Windshields) or Acid Etched

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 **

PAPER - Must be Clean, No Pizza Boxes, Magazines or Calendars

Cardboard
Newspaper
White Paper

BATTERIES, OIL, LATEX PAINT, and ANTIFREEZE

Used Motor Oil
Used Oil Filters
Cooking Oil
Batteries - No Alkaline
Latex Paint

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

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

RECYCLING FEES

Some materials require the payment of fees prior to disposal. Fees must be paid in cash or by check. No Credit/Debit Cards accepted. RESIDENTIAL USERS ONLY. Business, Commercial, and Agricultural waste NOT accepted. Fee is based upon container size not quantity in container.

For more details visit:
<https://www.fortbendcountytx.gov>

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

BEING A GOOD NEIGHBOR

A good neighbor is one who maintains the exterior of their house and lawn to the same level as the rest of the neighborhood. You don't want your house to be the one on the street that drags down the value of homes. If you can't mow your own lawn, hire a lawn service to keep it tidy. Basic exterior maintenance tips include:

- Mow the lawn on a regular basis, trim hedges and keep tree wells tidy.
- Remove mold from the exterior walls and paint when necessary.
- Make sure that trees, shrubs, and other elements don't creep into your neighbor's yard. This includes tree limbs, spreading shrubs, and weeds.
- Remove all bicycles, skateboards, and toys from the front yard at the end of the day.
- Remove rotted, worn fence pickets and replace with new wood pickets.
- Remove any rotting wood siding or trim board and replace with new siding and trim that has a fresh coat of paint.
- Keep gutters clean from leaves and tree limbs.
- 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.
- 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.
- 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.

If there are issues that prevent a homeowner from taking care of their home, please call into Austin Properties, Inc. to get extensions and to provide a line of communication.