

Barrington Place

BANNER

SEPT 2025

PRESIDENT'S MESSAGE

A copy of this solicitation notice is being placed in the Barrington Banner. Because of the uncertainty of publishing deadlines and mail delivery the actual solicitation notice will also be posted on, www.barringtonplace.net, www.barringtonplace.sites.townsq.io (TownSq), and posted at the Bulletin Board in front of the Barrington Place HOA clubhouse at 13318 Rosstown Drive, Sugar Land, Texas on September 1, 2025.

SOLICITATION OF MEMBERS TO JOIN THE ARCHITECTURAL CONTROL COMMITTEE FOR BARRINGTON PLACE HOMEOWNERS' ASSOCIATION

Notice is given that 5 positions on the Architectural Control Committee (ACC) will be filled on September 16, 2025. The term of the appointment for each position runs from September 16, 2025 until December 31, 2027.

Members interested in being appointed to the ACC are instructed to submit their application to the Board of Directors.

Further inquiries about applying for appointment to the positions on the ACC should be directed to:

MASC Austin Properties, Inc.
Phone#: (713) 776-1771
Facsimile#: (713) 776-1777
E-Mail Address: aconnell@mascapi.com

Application Deadline –September 15, 2025 - **All applications for appointment to the ACC must be reduced to writing and signed by the Applicant and submitted on or before 5:00 pm on September 15 to the Board of Directors for its consideration.**

All applications for appointment to the ACC submitted to the Board of Directors should be directed to:
Barrington Place Homeowners' Association Board of Directors c/o
MASC Austin Properties, Inc.
Phone #: (713) 776-1771,
Facsimile #: (713) 776-1777,
E-Mail Address: aconnell@mascapi.com.

All applications received after the September 15, 2025, 5:00 pm deadline **will not be considered by the Board of Directors.**

Some of the Position requirements and expectations for appointment to the ACC:

This is a volunteer position. All Board Members and committee members are volunteers. No one gets paid to do this important and often time-consuming work. The reward is your helping make your community better by being a participant in the process.

What to expect.

In calendar year 2024, 155 projects were submitted to the ACC for review. If you figure 10 minutes on average per project that is approximately 25 hours of time in a year.

You will need to read and write English as you will be reviewing applications (RFHIA's) submitted by Members for improvements that are written in English and you will need to respond in writing in English.

(continued on page 2)

Inside This Issue:

PAGE 2: President's Message continued
PAGE 4: Yard of the Month

PAGE 6: Summer and Fall Yard Tips
PAGE 8: Clubhouse Rentals

PRESIDENT'S MESSAGE CONT.

You will need a computer and have internet access. You will need to learn and use a computer program dedicated to allow the user to review applications and to respond to the ACC Committee members. You will be reviewing applications, containing plats, diagrams and surveys, paint and shingle samples online, amongst other records which cannot be readily seen on a small screen such as on an iPhone. While all homeowners as Members have agreed that the ACC has 30 days from the date of the submission of a Request for Home Improvement Form (known as a RFHIA), before commencing and doing any work on a project, (This 30-day requirement has been in place and effect, in writing, recorded in the county property records since 1994), many homeowners are unaware of this requirement. Oftentimes, the ACC members are asked to review applications on an expedited basis **as a courtesy to homeowners** who submit a project on short notice. Short notice can be as little time as "My contractor is in the driveway and can you get this approval to me today!". To try and accommodate the applicant and to lessen the permitted 30-day review period, the use of a computer is highly recommended to speed up the process.

You will need to read and familiarize yourself with the Declarations for Sections 1, 2, 3, 4, and 5B and Gateway Subdivisions within the boundaries of the HOA, and read and familiarize yourself with the ACC Guidelines. The Declarations and most recent version of the ACC Guidelines can be found by going to the barringtonplace.net website or by using the TownSq App.

On occasion it may be necessary for an ACC member to make an in-person site visit, to observe a proposed project.

On occasion it may be necessary for an ACC member to report in person to the Board of Directors or Management Company representative to provide a report/information on a particular project.

On occasion it may be necessary to revise and update the ACC Guidelines. ACC members are expected to provide input in this process.

As a member of the ACC, you will also agree not to share information provided by the Applicant and by the Association, but to keep such information confidential and private and you cannot share it with anyone who is not authorized to see such information. In short, you must keep your mouth shut and not talk to your spouse, or your neighbors about another neighbor's project, or get online or social media to comment on or discuss a matter before you.

A commitment is expected that you will serve the full year term. You will do a disservice to the community if you apply, get appointed, and find out in a month that "it is just too much work for me to deal with or it is more of a commitment than I expected, so I resign." You will have kept someone off of the Committee who is willing to put in the time and effort, and you will cause delay to those Members who submit their RFHIA's, because there will be fewer persons ready to look at their application.

Being a member of the ACC can be a very rewarding experience. You help make your community better looking, your presence lessens inadvertent overreach by the Board and Management Company (not every peg is square and not every hole is round), and you can provide insight as to your own personal experiences, and can offer suggestions as to how to make the process work more smoothly for everyone.

But it does REQUIRE COMMITMENT!!!! If you are up to the challenge, please consider joining the ACC!

TIPS FOR EXTERIOR HOME MAINTENANCE IN THE FALL

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.

Inspect and repair roof. Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing, shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

(continued on next page)

TIPS FOR EXTERIOR HOME MAINTENANCE IN THE FALL (CONT.)

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.

BP WEENIE ROAST

We hope everyone had an amazing time at our annual weenie roast!

Congrats to our two big winners of the day: Gina Steward and Heather Guidry - for guessing all the correct answers to the questionnaire HOW WELL DO YOU KNOW THE BP POOL! See yall next year!



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

James Lucas

Secretary

Lynn Johnson

Treasurer

Al Lockwood

At Large

Melanie Cockrell



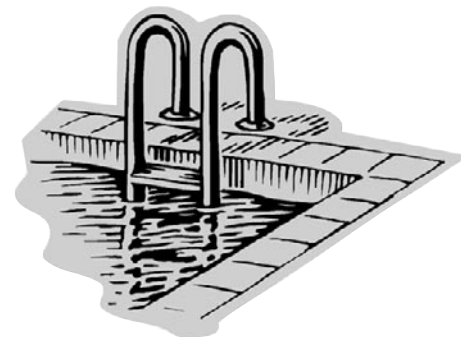
COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

BARRINGTON PLACE HOA, INC. 2025 POOL SCHEDULE

POOL HOURS FOR THE REMAINDER OF THE POOL SEASON

August 9th - September 28th (WEEKENDS ONLY)

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



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

Exception:

MONDAY 1st Labor Day 11 AM - 9 PM

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

All patrons & guests entering the pool must also sign in

YARD OF THE MONTH

There's still time to show off your green thumb! The Yard of the Month contest runs through September, so get those lawns looking their best and claim your bragging rights!

Four homes will be chosen every month and will be awarded with a Yard of the Month sign that will be placed on their front lawn all month, along with a \$25.00 Home Depot gift card. The winning homes will be judged by the overall appearance, tidiness and neatness of the home and front lawn. Please note your HOA assessments need to be paid in full in order to participate and be a winner of the Yard of the Month contest.



Barrington Place HOA encourages all residents to take pride in their homes and neighborhood and maintain their yards in such a way that they enhance the overall curb appeal of the entire community.

A slideshow of the Yard of the Month Winners will be available to view on www.barringtonplace.net.

This Year's Winners So Far

<u>April 2025</u>	<u>June 2025</u>	<u>July 2025</u>	<u>August 2025</u>
12918 Community Ct.	2227 Saradon Drive	2211 Fountain Dr.	2418 Barrington Place
13315 Rosstown	13010 Alston Road	13007 Worthington	2211 Fountain Dr.
2315 Manorwood	12722 Newberry Street	2414 Gunston Ct.	2414 Gunston
2418 Featherton	2411 Barrington Place Drive	2418 Barrington Place	13007 Worthington

WATCH OUT FOR THE SCHOOL CHILDREN

Our kids and grandkids are now in school. Please watch out for the students attending Barrington Place Elementary on Alston and Squire Dobbins. Too many people treat Squire Dobbins, Barrington Place Drive, and Alston Road as their private speedway. Do not pass stopped school buses when students get off and onto the bus. Remember students are children, and they oftentimes act before thinking. Their mind is on meeting classmates, homework and I-Phones, they do not know how hard it can be for a driver. Drivers need to be extra vigilant throughout the subdivision, including the crosswalk and sidewalk areas. Follow the instructions of the school crossing guards, when approaching bus pickup and drop off locations, and keep a lookout around the roads that lead to the elementary school. Drive within the posted speed limits. Stop completely at the stop signs. Don't drive and use your cell phone at the same time. Focus on the road.

BP FALL COMMUNITY GARAGE SALE – COMING SOON!

Get ready to clean out those closets and clear some space — the annual **BP Fall Community Garage Sale** is just around the corner!

 **Date: Saturday, October 25, 2025 8:00am-2:00pm**

Whether you're selling or shopping, it's a great opportunity to connect with neighbors, find hidden treasures, and give new life to gently used items.

To help promote the event, Barrington Place HOA will be placing signs throughout the community and entrances in the days leading up to the sale. Be sure to spread the word and invite friends and family to stop by!

Tips for Participants:

- Set up early for the best foot traffic.
- Price items clearly.
- Consider grouping similar items together for easier browsing.

Let's make this fall's sale the best one yet!



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. 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 at jfigueroa@mascapi.com



TOWNSQ: HAVE YOU SIGNED UP YET?

We encourage all homeowners to sign up for TownSq - an all-in-one mobile app designed to help you connect, collaborate, and stay up to date with Barrington Place – any time on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!

To register your account, on your desktop, visit <http://www.barringtonplace.sites.townsq.io> using a web browser and follow these easy steps to register your account.

How To Register (must be on a Desktop)

1. Click “Log In” on the top right corner
2. Enter your account number
3. Enter your name
4. Click “Sign Up”
5. Click “Need to Register”
6. Enter Barrington Place zip code– 77478
7. Click “Continue”
8. Set your password

SCAN ME



SUMMER & FALL YARD CARE TIPS

Seasonal lawn care in Houston involves a variety of tasks to keep your green spaces looking their best. It's essential because a healthy lawn not only boosts curb appeal but also enhances property value and community pride. Houston's hot, humid summers and mild winters mean that lawns require consistent care to stay healthy and visually appealing throughout the year.

Summer Yard Care:

Our hot, humid summers with temperatures soaring over 90 degrees, lead to heat stress and potential drought conditions that can severely impact lawn health. Lawns can quickly become dry and brittle, requiring diligent watering and care to keep them green and lush. The intense heat can cause soil to compact, making it difficult for grass roots to absorb necessary nutrients and water.

Watering: Water deeply and infrequently, aiming for 1-1.5 inches per week, including rainfall. Water early in the morning to minimize evaporation and disease risk.

Mowing: Raise your mower height by at least half an inch to shade the soil and retain moisture.

Fertilizing: Fertilize in early summer to promote healthy, thick growth, especially if you have warm-season grasses.

Weed and Pest Control: Stay ahead of weeds and pests, especially sod webworms and chinch bugs, with preventative treatments.

Aeration and Dethatching: Consider aeration and dethatching to improve soil health and reduce thatch buildup.

Fall Yard Care:

The Fall season comes with preparation for cooler weather and requires measures to avoid common seasonal lawn diseases and issues. Although your grass may not grow as quickly in the fall as it does in summer, it's still important to mow your lawn regularly. The key is to adjust your mower height to help your grass recover from summer stress and prepare for winter dormancy.

Overseeding: Use cool-season grasses to fill in patchy areas.

Aeration: If your lawn suffered from compacted soil over the summer, fall is a great time to aerate. Aerating improves water and nutrient absorption by creating small holes in the soil, allowing the grass roots to breathe and grow deeper. Tip: Water the lawn before aeration to allow the aerator machine to pull better soil plugs. Aerate before fertilizing for the best results. This ensures the fertilizer reaches the roots where it's needed most.

Fertilizing: Apply a slow-release fall fertilizer to promote strong root growth and prepare for winter.

Weed Control: Continue weed control with a post-emergent herbicide.

Mowing: Lower the mower blade as temperatures cool, but keep it slightly taller to retain moisture and reduce stress.

- For warm-season grasses like Bermuda and St. Augustine, raise your mower to a slightly higher setting. This helps the grass store energy in its roots and protects it from cooler temperatures.
- Mow frequently enough to keep the grass at a healthy height but avoid cutting more than one-third of the grass blade at a time.

Rake Leaves and Remove Debris: Keep your lawn clear of leaves and other debris that can smother the grass.

Be on the lookout for common lawn problems in Houston during the Fall like Brown Patch Disease and Chinch Bugs.

One of the most common lawn problems in Houston during the fall is brown patch disease. This fungal disease thrives in the cooler, humid conditions of fall and affects warm-season grasses like St. Augustine and Zoysia.

Signs of brown patch: Look for circular patches of brown or yellow grass that seem to spread over time.

Prevention: Avoid overwatering, especially in the late afternoon or evening, as this creates a moist environment where brown patch can thrive. Apply a fungicide, if necessary, but focus on improving drainage and airflow in your lawn first.

Signs of chinch bugs: Brown or yellow spots that don't improve with watering may indicate chinch bug damage.

Treatment: You can treat chinch bugs with insecticide or by encouraging natural predators like ladybugs to take care of the problem. Proper watering and lawn care practices can also help prevent infestations.



BARRINGTON PLACE INCOME/EXPENSES - JULY 2025

INCOME

HOMEOWNER SELF-HELP	\$190.00
INTEREST	\$215.38
BANK - INTEREST	\$2,362.82
CLUBHOUSE RENTAL	\$1,000.00
POOL ACCESS FEES	\$68.00
TRANSFER FEE	-\$250.00
TOTAL	\$3,586.20

ADMINISTRATIVE

COPIES	\$492.87
LEGAL - CORPORATE	\$22.00
LEGAL - INDIVIDUAL	\$2,427.50
MINUTES	\$200.00
OFFICE	\$512.53
POSTAGE	\$373.55
TOTAL	\$4,028.45

COMMITTEE

BEAUTIFICATION COMMITTEE	\$125.00
COMMUNITY EVENTS	\$2,533.72
TOTAL	\$2,658.72

CONTRACT

CLUBHOUSE CLEANING	\$610.00
EXTERMINATING - MOSQUITO	\$999.00
LAWN CARE	\$2,700.00
MANAGEMENT	\$3,176.25
POOL MONITORS	\$6,615.50
POOL SERVICE	\$17,070.23
SIGN MAINTENANCE	\$100.00
TRASH	\$64.45
WEBSITE	\$90.00
TOTAL	\$31,425.43

MAINTENANCE

CLUBHOUSE	\$2,493.00
ENTRANCE	\$1,181.25
HOMEOWNER SELF-HELP	\$190.00
IRRIGATION	\$449.50
LANDSCAPE	\$760.00
POOL	\$87.50
TOTAL	\$5,161.25

UTILITIES

ELECTRICITY	\$1,014.75
GAS	\$41.30
TELEPHONE	\$104.63
WATER & SEWER	\$3,244.69
TOTAL	\$4,405.37

TOTAL EXPENSE \$47,679.22

TOTAL CASH IN ACCOUNTS \$1,100,806.26

REMEMBER TO GET ACC APPROVAL BEFORE MAKING IMPROVEMENTS!!!

A lot of homeowners are making changes to their homes without getting ACC approval before making changes. Everyone who bought and/or owns a home in Barrington Place HOA agreed to get ACC approval before making changes whether they know it or not. This is spelled out in the Declarations and in the ACC Guidelines which are recorded in the local property records. Failing to get ACC approval in advance is oftentimes accompanied by the failure to get necessary City permits. Permits usually are needed for reroofing, changing siding, driveway repairs or replacement, foundations repairs, swimming pools, additions, remodels, and outdoor kitchens, patios and patio covers. Permits may also be necessary for water heater replacement, air conditioner replacement, heater replacements, air conditioning ductwork, any electrical circuit work, electrical panel replacements, water line replacements and water softeners. See <https://www.sugarlandtx.gov>. Several homeowners have had to tear down and remove the improvements since City permits were not obtained. While many homeowners submit ACC forms and receive ACC approval before starting work there are some who do not. Sometimes the work is acceptable, and conforms to community standards and the ACC grants approval after the fact. However, the ACC has the right and the duty to enforce deed restrictions and to insist on the removal of the non-conforming improvements at the cost and expense of the owner. The Request for Home Improvement Approval Form (BP ACC Form) can be found online at <http://barringtonplace.net> under the Documents tab. Forms can also be requested in person from MASC Austin Properties at 945 Eldridge Road, Sugar Land, Texas 77478, Monday thru Friday, 9AM to 5PM, during normal workdays. Forms can also be mailed to the Homeowner upon request. (<http://www.barringtonplace.sites.townsq.io>)

The phone number for MASC Austin Properties is 713-776-1771 and the fax number is 713-776-1777. Forms can also be requested by email by contacting the ACC Coordinator, Bailey Hernandez at deed3@mascape.com. There is no cost charged to the Homeowner for submitting and review of the BPACC Form.



NEED VOLUNTEERS/ COME TO MEETINGS

Every day of the year the community has an opportunity to make their HOA better. On Thursday, May 15, 2025, the Barrington Place Homeowners' Association (BPHOA) held its Annual Meeting at the clubhouse at 13318 Rosstown. Lynn Johnson, Melanie Cockrell & James Lucas were elected as Directors, again volunteering their time to help your community. There are many ways you can help make Barrington Place a better community by volunteering. Volunteers are always welcome. Help judge yards of the month and Christmas and Halloween decorations. Join the Architectural Control Committee and help have a say so in how the neighborhood looks. Come help with the planning of budgets and learn how and why your money is being spent. Take that first step and come to the monthly Board meetings! You can learn a lot. No question is a stupid question to ask.

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

PRSRT 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

CLUBHOUSE RENTALS

The Barrington Place Clubhouse is available for private rentals. You can find a copy of the clubhouse rental agreement on our website at barringtonplace.net or contact the clubhouse coordinator, Veronica Navarrete for more information and availability at 713-776-1771 or vnavarrete@mascape.com.

Clubhouse Rental Rates

\$250.00 refundable deposit

\$50.00 an hour (4 hour minimum)

\$25.00 Reservation Fee (non refundable)



CENTERPOINT ENERGY STREETLIGHT OUTAGE EASY FIX

Have you ever passed a streetlight at night on a street in Barrington Place and seen it flicker? Do you lie awake at night because a nearby streetlight's light flashes through your closed blinds or drawn shades and you wonder what can be done about it, so you get a good night's sleep? CenterPoint Energy handles the streetlights. You can type in "CenterPoint Energy Report a Street Light Outage" in the web browser. There is a Blue tab that reads "Report a Streetlight Outage" to click on. This will bring you to a screen 'Let's get it fixed! Tell us where to find the broken streetlight, asking for a nearby address or a street light number. The streetlight poles have a **6 digit number** located on the middle of the pole side facing the street. The top number is the first number. If the number is not legible on the pole, you can type in a nearby address and a map will appear depicting the streetlights in the area with correct pole numbers. Let CenterPoint Energy know the problem and you will get an automated email documenting your report.