

Spring 2026

The Cimarron Circular

www.cimarroncia.com

Annual Easter Egg Hunt- March 21st

Hi kids,

This is your invitation from me, the Easter Bunny! I sure look forward to seeing all your happy faces again at our Cimarron CIA Annual Easter Egg Hunt on **Saturday, March 21, 2026**. Please help me hunt for all these eggs, especially those elusive golden eggs, to win some amazing prizes. Tell Mom & Dad that we could use some volunteers (call Angela Connell @ [713-776-1771](tel:713-776-1771) or email her at aconnell@mascapi.com) and that the eggs are plastic with individually wrapped candy inside.



Easter Egg Hunt Times
SATURDAY- March 21, 2026
9:15am & 10:00am
(818 Pickford Drive)

EARLY POOL REGISTRATION

On-site pool access card registration will be held after the Easter Egg Hunt from 11:00am-1:00pm at the clubhouse located at 818 Pickford, Katy, TX 77450. Make sure to have the 2026 registration form filled out and bring your pool access card (white card with gold numbers on the back).

Swim Team Needs Your Help!

We want to inform our community that the Cimarron Swordfish Swim Team will not be participating in the 2026 season and will no longer be swimming in the Cimarron CIA pool.

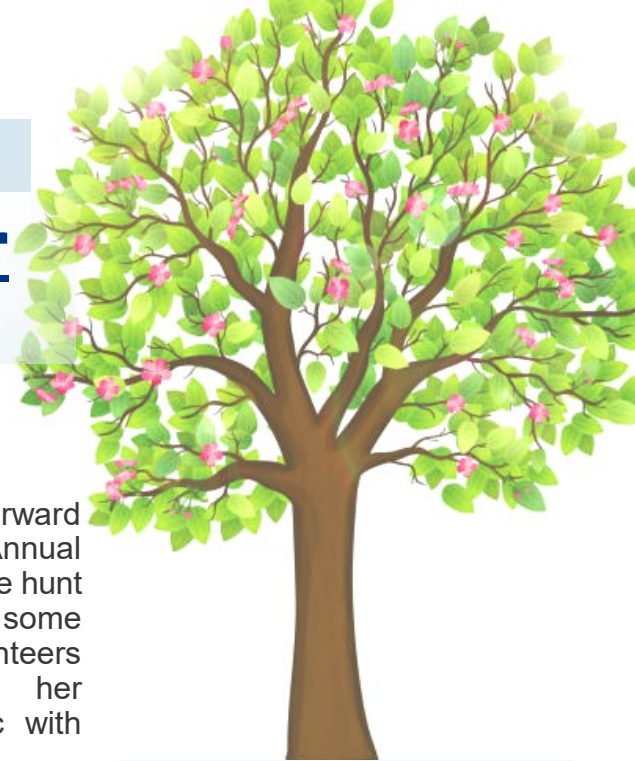


"Dear Parents,

It is unfortunate news, but our board has made the decision to not move forward for the 2026 season. It was not an easy decision to make, but with having such a small board it was becoming a major task none of us could easily manage. I have talked with the HOA and Management company, which are both sad to hear the news for our tightknit community. They are willing to hold onto our equipment in the event anyone would like to take over to keep the team alive for future seasons. We wish all the best for our Swordfish families in the future.

Best Wishes,

Swordfish Board"



BOARD OF DIRECTORS

Jim Knebel

Karrilyn Ringnald

Harry Martello

Pete Lopez

Chuck Bremholm

Cimarron CIA is managed by
MASC Austin Properties, Inc.

945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771 phone
(713) 776-1777 fax
www.mascapi.com

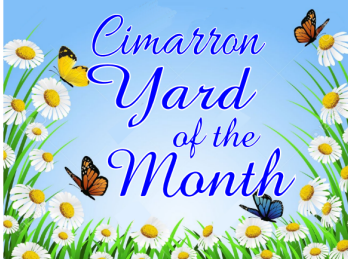
Angela Connell,
Property Manager
aconnell@mascapi.com

Daniella Dela Rosa
Collections
delarosa@mascapi.com

Patricia Langer
Deed Restrictions
planger@mascapi.com

Yard of the Month Starts In April

Cimarron CIA is excited to host our annual **Yard of the Month** contest in the neighborhood! The contest runs from **April through September**, and each month **three homes** will be selected as winners.



What Winners Receive:

- A **Yard of the Month sign** displayed in their front yard for the entire month
 - A **\$25 gift card**, emailed to the winning resident
 - Recognition on Cimarron's website, where photos of all winning lawns will be posted
- Homes will be evaluated based on overall appearance and neatness of the home and front lawn**

Please note: **HOA assessments must be paid in full** to be eligible to participate and win. We look forward to celebrating the beautiful yards in our community and showcasing the pride our residents take in their homes!

Bird Deterrent At The Pool/Park Area



In 2022, **Cimarron Community Improvement Association** installed a bird deterrent system to help prevent **Yellow-crowned Night Heron** and other birds from nesting in the trees surrounding the playground area and defecating on the playground equipment.

The bird deterrent system, located at the pool area, operates on a 24-hour cycle and uses recorded distress and predator calls to humanely discourage birds from nesting nearby.

Please note: The deterrent system will operate **only during nesting season (late February through early August)**. It will be turned off outside of nesting season until the following year.

We apologize for any inconvenience this may cause and appreciate your understanding.

As a reminder, Yellow-crowned Night Herons and other migratory birds are protected under federal law. It is illegal to shoot, trap, or harm them in any way.



Sweetwater P.O.O.L.S. LIFEGUARDS WANTED!

SCAN ME

Why Apply?

- Close to Home
- Flexible Scheduling
- Great Pay & Incentives
- No Experience Required
- Certification Classes Offered
- Minimum age requirement is 15!

Text 281-988-8480 for more information!
www.sweetwaterpoolsinc.com

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 addition, and replacement of the roof, driveway, and fence, etc.)

You can find the required form on our website www.cimarroncia.com under DOCUMENTS– ACC Application Form.

For a faster response, please make sure to submit the form with all the necessary Information, along with samples and as much detail as possible. Have questions before submitting the ACC form? Call Bailey Hernandez at **713-776-1771** or via email at **deed3@mascap.com**.



2026 Pool Information- YOU MUST REGISTER POOL ACCESS CARD

Your pool access card must be renewed every year for pool access. New or replacement access cards are \$50.00. *Each household is now allowed to have (2) access cards registered to their Cimarron property address.* To obtain a 2026 pool access card or activate your existing access card for the 2026 season, please return the pool registration form included in this newsletter. To complete the registration form electronically, please download the fillable PDF found on www.cimarroncia.com. Make sure to complete the registration form. You can return the form by email to vnavarrete@mascapi.com or simply attach your completed form to a General Request on TownSq - <https://cimarron.sites.townsq.io>

You also have the option to drop off or mail in your form to 945 Eldridge Rd. Sugar Land, TX 77478; or fax to [713-776-1777](tel:713-776-1777). Our office accepts exact cash or checks made payable to Cimarron CIA. Upon verification of a current account balance, MASC Austin Properties, Inc. will activate your existing card. New or replacement cards will not be mailed unless a written request is received with payment. Please note: Cimarron CIA and MASC Austin Properties, Inc. will not be responsible for access cards that are mailed.

POOL REGISTRATION DATES

- On-site pool card registration will be held after the Easter Egg Hunt on Saturday, March 21, 2026 from 11:00am-1:00pm at the clubhouse located at 818 Pickford, Katy, TX 77450.
- On-site pool card registration will be held on Saturday, May 2, 2026 between the hours of 12:00pm -4:00pm at the clubhouse located at 818 Pickford, Katy, TX 77450.
- Registration will also be held at the management office- MASC Austin Properties, Inc. located at 945 Eldridge Rd, Sugar Land, TX 77478 on these dates:

Tuesday, May 19, 2026 9am-7pm & Thursday: May 21, 2026 9am-7pm

Friday, May 29, 2026 9am-7pm & Saturday, May 30, 2026 10am-3pm

2026 POOL SCHEDULE

May 16th - May 17th (Weekend Only)

SATURDAY	11 AM - 9 PM
SUNDAY	11 AM - 8 PM

MEMORIAL DAY WEEKEND- May 22nd-May 25th

FRIDAY & SATURDAY	11 AM - 9 PM
SUNDAY & MONDAY	11 AM - 8 PM
TUESDAY	CLOSED

May 27th - August 9th

MONDAYS	CLOSED
TUESDAY- THURSDAY	11 AM - 8 PM
FRIDAY- SATURDAY	11 AM - 9 PM
SUNDAY	11 AM - 8 PM

August 15th - September 27th (WEEKENDS ONLY)

MONDAYS - FRIDAYS	CLOSED
SATURDAY	11 AM - 8 PM
SUNDAY	11 AM - 8 PM

LABOR DAY WEEKEND

MONDAY	Sept 7th	Labor Day	11 AM - 8 PM
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ADULT SWIM HOUR

Every Wednesday
7:00PM-8:00PM

(Must be 21 or older)

FUN IN THE SUN September 12th 11AM-2PM





A Message From Sgt. Flores- Precinct 5

The Harris County Constable's Office Precinct 5 continues to provide proactive patrol services to the Cimarron neighborhood in Katy, Texas. Deputies assigned to patrol conduct high-visibility neighborhood patrols, traffic enforcement, alarm responses, suspicious activity investigations, and directed patrol in areas of concern identified by residents and the HOA. In addition to

daily patrol operations, residents have access to several community safety programs, including Vacation Watch and Special Watch requests, which allow deputies to conduct extra checks of residences while homeowners are away or experiencing special circumstances.

Residents may also list Precinct 5 Dispatch as the primary contact for monitored alarm systems to ensure faster law enforcement response when alarms are activated. Additional services available through Precinct 5 include crime prevention and safety education programs, youth safety presentations, and victim assistance services that provide support and resources following criminal incidents.

Residents are encouraged to remain vigilant by securing vehicles, removing valuables, including firearms, from plain view, locking doors and windows, and reporting suspicious activity immediately by calling 911 for emergencies or 281-463-6666 for non-emergency assistance. Our mission remains crime prevention through visibility, rapid response, and strong partnership with the Cimarron CIA community.

Be Up To Date With Your Community

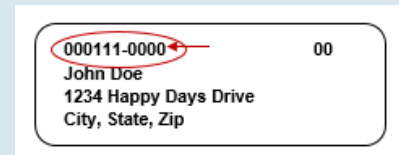
With TownSq, you will be able to check your account balance, make payments online, receive alerts from the management team on any device. To register your account, on your desktop, visit <https://cimarron.sites.townsq.io> using a web browser and follow these steps to register your account.



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 Cimarron zip code- 77450
7. Click "Continue"
8. Set your password

**You can find your account number on the*



Cimarron CIA

c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
www.cimarroncia.com



Fly The Colors & Support Scouting!

Scout Manato Baker from Troop 608 will put a flag in your yard on each of the seven flag holidays for \$35/year starting Memorial Day 2026!

"Show your colors and help support me in my Scouting adventures!"

For information and to get started, email me at: M.Baker.Flags@gmail.com