

The Villager



WINTER 2019

The Official Newsletter Of The Kingsbridge Village Homeowners Association.

Annual Meeting

The Annual Meeting was held on 1/10/2019. A few homeowners attended and a couple of proxies were mailed in but we failed to meet quorum. Homeowner ideas and concerns were discussed along with a summary of what transpired during the previous year. Homeowner concerns included congested parking on the streets, illegal dumping of trash and large items, upgrades to the neighborhood, and rental violations such as homeowners renting to multiple individuals other than single family units. We discussed upcoming activities, security, capital improvements, the Kingsbridge Village website, and goals for 2019 some of which are to improve landscaping and irrigation, replace failing trees on Dora Meadows, replace playground mulch, community events (National Night Out, Shred Day, and Back to School Supplies Event), publishing a quarterly newsletter, Yard of the Month/Christmas Decorating Contest, and researching capital improvements and upgrades for the neighborhood.

Calling All Volunteers!

A community is only as strong as the people who participate in it. We need volunteers for the Board and committees. If you would like to volunteer, please contact Leticia Gomez of MASC Austin Properties at: (713) 776-1771 or lgomez@mascape.com. Also, please see the article on page 2 about the benefits of volunteering.

Congratulations Winners!

Here are the 3 winners for the recent holiday lights contest:

- 1st- 9514 Heflin Colony
- 2nd- 9403 Dora Meadows
- 3rd -9203 Kendale Place

Come Talk to the Tax Experts

GMBAC will hold a tax workshop on February 9th from 9:00am-12:00pm. Tracy Jones will discuss Property Tax and how to protest your own tax appraised value. Jerry Thompson will discuss filing an IRS Income Tax Return. Bring your questions! Please register at www.gmbac.com. Per Fire Department rules all attendees must be at least 18 years old. Location: Volunteer Fire Department at 16003 Bellaire Blvd Houston, TX 77083.

Remember, Yard of the Month will start in April

Our annual Yard of the Month contest will begin again in April. Start now to spruce up your yard. For tips and suggestions, see the article inside this newsletter titled, "Spring Landscaping Tips".

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.mascape.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.

HOORAY! A NEW LIBRARY IS COMING

Good news! The County will finally be opening the brand new Fort Bend County Mission Bend Library on February 9th! The address is:

8421 Addicks Clodine Rd
Houston, TX 77083

The library will open at 10:00 am on Saturday, February 9th. Come join in for fun and events and bring the whole family! All are invited to attend and check out the beautiful new facilities!

Sidewalk Repair

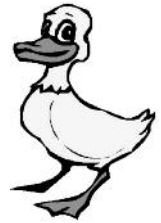
Reminder, if the sidewalk in front of your home needs repair and it does not have a drain or manhole, it is the homeowner's responsibility for the repairs. If sidewalk repair is needed near a water drain, contact Si Environmental at (832) 490-1600 about repairing it. Contact them to come out and verify if it qualifies for repair by them.

PLEASE DON'T FEED WATERFOWL

Whenever people visit local lakes and ponds, it can be tempting to feed waterfowl (ducks, geese, birds, etc), but there's some good reasons not to.

REGULAR FEEDING CAN CAUSE:

- Poor nutrition
- Spread disease
- Unnatural behavior
- Pollution
- Overcrowding
- Delayed migration



Many people enjoy feeding waterfowl, but the effects of this seemingly generous act can be harmful. If you care about waterfowl, please don't feed them. For more information about the effects of feeding waterfowl, please visit www.cleanstream.org.



PLEASE KEEP PETS ON A LEASH

Please remember to keep your furry friends on a leash when in the community. Thanks!

TOP BENEFITS FOR VOLUNTEERING IN THE COMMUNITY

#1: It's good for you. Volunteering provides physical and mental rewards. It: Reduces stress: Experts report that when you focus on someone other than yourself, it interrupts usual tension-producing patterns. Makes you healthier: Moods and emotions, like optimism, joy, and control over one's fate, strengthen the immune system.

#2: It saves resources. Volunteering provides valuable community services so more money can be spent on local improvements. The estimated value of a volunteer's time is \$26.87 per hour based on the Corporation for National and Community Service.

#3: Volunteers gain professional experience. You can test out a career!

#4: It brings people together. As a volunteer you assist in uniting people from diverse backgrounds to work toward a common goal, while also building camaraderie and teamwork.

#5: It promotes personal growth and self esteem. Understanding community needs helps foster empathy and self-efficacy.

#6: You learn a lot. Volunteers discover hidden talents and learn about the functions and operation of our Association. Volunteers gain knowledge of local resources available to solve community needs.

IT'S TAX TIME AGAIN. HERE'S SOME TIPS THAT MAY HELP:

It's that time again. Time to collect your receipts and other information and prepare your taxes. Here are some tips that can help

Consider "bunching" deductions

The Tax Cuts and Jobs Act, which took effect for the 2018 tax year, increased the amount of the standard deduction from \$6,500 to \$12,000 for individuals, \$9,550 to \$18,000 for heads of households, and from \$13,000 to \$24,000 for married couples filing jointly. Those who don't have enough deductions to exceed that threshold take the standard deduction instead. Bunching is a method where you time expenses by pushing deductible expenses into one calendar year. This can be achieved by moving forward certain deductions in a year, like charitable contributions or prepaying January's mortgage payment.

Max out your retirement plan contributions

Maxing-out your retirement plan reduces your taxable income, which will reduce your future tax bills. In 2018, the maximum 401(k) contribution is \$18,500, or \$24,500 if you are age 50 or over. Those who can't afford the maximum amounts should try to contribute at least the amount that will be matched by employer contributions. Think of the employer match as an immediate return on your money — all of the funds are tax-deferred and grow tax-free.

Tax-Loss Harvesting

Under IRS rules, you have to pay taxes on any investment gain you realize in the year. Tax-loss harvesting is a strategy that involves selling poor performers in your portfolio to offset gains. Under current law, you can claim up to \$3,000 in capital losses against non-investment income (or \$1,500 if married and filing separately.) You can carry forward into future tax years any losses over \$3,000. This may be a great strategy this year due to recent volatility in the market. However, under the wash-sale rule, you cannot buy "substantially identical" securities until at least 30 days later.

Note: This information should not be considered tax or legal advice. Always consult with a licensed tax professional for the most accurate and up-to-date tax information when preparing your taxes.

SPRING LANDSCAPING TIPS:

There isn't much more satisfying to a homeowner than a well manicured, green lawn. For the past few months, your lawn may have turned brown from the cold, gray winter weather. Early spring is an excellent time to get a head start on your lawn care.

Spring is the time of year when the sun is warm, the breeze is cool, and the steady hum of lawnmowers once again fills the air. A healthy summer lawn starts with spring maintenance. Winter can alter soil pH, compact the soil, and create conditions friendly to weeds and disease, so it's crucial that you properly clean, fertilize and mow your yard early in the season. So what can you do when winter's receding cold reveals bare spots, invasive plants and other problems with your patch of green? Don't panic -- break out the broadcast spreader and read below for a list of spring lawn care tips:

Stop summer weeds: Don't let annual weeds ruin the look of your lawn. Spread a pre-emergence herbicide to stop them before they sprout. Apply the pre-emergence product from late Feb. to early March for best results.

Begin mowing: Start mowing your lawn as it begins to grow in mid-to-late spring. Don't let thatch build up. Thatch is a layer of old, dead grass stems that builds up on lawns. It prevents air, water, and nutrients from getting to your lawn's root system. Remove thatch before the grass starts growing in summer.

Fertilizing: Fertilizer can help your lawn grow thick and lush, but if it's not used properly, it can actually damage the grass. A slow-release nitrogen fertilizer is best, and no more than 1 pound (0.45 kilograms) of nitrogen should be spread per 1,000 square feet (93 square meters). It should be applied early in the season when the turf begins growing, so the timing varies among regions. Check the packaging for instructions.

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KDS SERVICES **HIGH PRESSURE WASHING**

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?

281-277-4013

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AROUND TOWN: EVENTS AND HAPPENINGS

Houstonia Magazine's 6th Annual Gumbo Smackdown

February 9 @ 12:00 pm - 4:00 pm at the Sugar Land Town Square
BACK FOR ITS 6TH YEAR, Gumbo Smackdown is the best way to spend a Saturday outdoors! Expect endless drinks, entertainment, and of course, LOTS of gumbo. Vote for your favorite gumbo and stick around to see who takes home the coveted People's and Judges' Choice trophies at the end of the day. This year's event will benefit the Fort Bend Rainbow Room. TICKETS: Can be purchased online and include ALL food & drink. Admission for 21+ is \$45 and kids 12 and under get in free.



Writing Fiction Workshop

February 16 @ 1:00 pm - 3:00 pm at the First Colony Library Meeting Room
Join the Houston Writers Guild for tips on writing very short stories, known as flash fiction. Attendees should bring a laptop, notebook, or other writing materials.

MD Anderson Cancer Center Blood Drive

February 22 @ 10:00 am - 2:00 pm at the Sugar Land Town Square
MD Anderson cancer patients require approximately 200 units of red blood cells and 600 units of platelets every day, which is why donors are the most important part of the process! Giving blood and platelets provides hope for cancer patients who depend on the support of their family and friends and on the generosity of donors just like you. Be a hero - Donate blood to their blood bank and save lives.