

Barrington Place

BANNER

NOV. 2019

BOARD UPDATE

The air is getting colder, the holidays are near. It's time to celebrate with some holiday cheer! We invite all our Barrington Place residents to join us for our annual Christmas Party on Tuesday, December 17, 2019.

Holiday Cheer Coming!

Barrington Place HOA wants to make sure it brings "Holiday Cheer" to all of our residents! We have contracted again with Certified Christmas Lights to decorate our entrances, pool and clubhouse with beautiful lights and holiday decorations!

Landscaping Enhancement At Our Entrances

The Board has awarded Certified Landscapes to re-landscape our community entrances and common areas with updated designs and new plant material. The new landscaping is scheduled to be installed the end of October - early November, just in time for the holiday decorations!

Holiday Decorating Contest In December

Start planning your Christmas decorations for this year's Holiday Decorating Contest in December! We will be picking several winners and awarding \$25.00 Walmart gift cards as prizes for all the festive winning homes! Award winners will also be recognized by yard signs and by having photos placed on the new Barrington Place website. This year's Holiday Decorating contest judging will be on the weekend of December 13th-15th, so make sure your lights are on and all your decorations are in place. We had so many yards to choose from last holiday season. We hope to see even more this year!



Barrington Place HOA Christmas Party

The air is getting colder, the holidays are near. It's time to celebrate with some holiday cheer! We invite all our Barrington Place residents to join us for our annual Christmas Party on Tuesday, December 17, 2019 at 6:30pm at the Barrington Place clubhouse. Refreshments will be served and

we will have hot cocoa and cookie decorating for the kids. Santa Claus will make a special appearance so make sure to dress your best to take pictures and come share a Christmas cookie with Santa. We hope to see you there!

Newsletter And Website Have New Look!

Barrington Place has contracted with Prepared Publications to produce the Barrington Banner and design and maintain the community website, www.barringtonplace.net. We hope everyone will take some time to read the new layout of the newsletter and content. The new website will be under construction this month, but will offer new technology, more community information and the option to sign up for the Email Blast notification system. "Email blast" is the term used to describe the act of sending a single email message to a large email list simultaneously usually concerning an important matter. We will use the Email Blast to distribute important information such as monthly Board meeting notices and agendas, reminders to pay the HOA dues, annual meeting dates, pool registration dates and community events like our annual Easter Egg Hunt, National Night Out and our famous Weenie Roast. If you are interested in receiving our community E-mail Blasts, make sure to go to our new website to sign up! We would like to thank Barlisa Enterprises, Inc. for the many years of service to our community and wish the best for them in the future.

Next Board Meeting

The next Board Meeting will be on November 19, 2019, 7:00 pm at the HOA clubhouse located at 13318 Rosstown Drive.

The Board would like to wish everyone a safe and enjoyable Thanksgiving holiday season!

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CURB NUMBER ADDRESS PAINTING SCHEDULE

By having a visible curb address, fire, police, and emergency vehicles save precious seconds in finding the correct address and that may save a life and/or stop a fire from spreading.

We are finishing up Phase #3 and will start Phase #4 of the curb painting in the neighborhood very soon. Make sure to check online and on the entrance marquee signs for updates.

By having a visible curb address, fire, police, and emergency vehicles save precious seconds in finding the correct address and that may save a life and/or stop a fire from spreading. Delivery trucks can quickly find the addresses and accomplish their deliveries and leave the streets free and clear of parked vehicles.

Some owners have gone above and beyond a plain curb number by painting specially designed individualized curb address



numbers (Astros, Texans, college teams, etc.) These existing in place curb numbers are acceptable if in good condition. If you wish to have your custom curb painted with the Barrington Place blue, call MASC Austin Properties, Inc. at 713-776-1771 or email Angela Connell at aconnell@mascapi.com. Those owners who have contacted the management company and “opted out” will not have their curb addresses painted.

City Of Sugar Land Christmas Tree Lighting!

The steps of Sugar Land City Hall will light up with holiday cheer and entertainment as Mr. and Mrs. Claus bring their holiday magic to Sugar Land Town Square this year. This event will be on Friday, December 6, 2019 from 5pm-8pm and is free and open to the public.



The fun includes:

- holiday crafts and activities
- face painting
- performances by local artists and choirs
- photos with Santa
- food and beverages available for purchase

Gather with family and friends around the spectacular 40-foot Christmas tree located in the middle of Town Square plaza to help Santa and Mrs. Claus usher in the holiday season with the annual lighting of the tree.

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

Managed By:
MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
(713) 776-1771

Angela Connell,
Property Manager
aconnell@mascapi.com

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COMMUNITY WEBSITE:
WWW.BARRINGTONPLACE.NET

2020 ANNUAL ASSESMENT INFORMATION

ASSESSMENT AMOUNT:	\$750.00
DISCOUNT:	\$400.00-
DISCOUNTED ASSESMENT AMOUNT:	\$350.00

CRITERIA FOR RECEIVING THE DISCOUNT:

To receive the **\$400.00** discount, you must comply with the following: **NO EXCEPTIONS WILL BE GRANTED!**

1. Payment of the entire Discounted Assessment Amount (\$350.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2020. An envelope post marked January 31, 2020 does not constitute receipt of payment.

2. Payment plans are available - Three installments may be made: 1) November of 2019, 2) December of 2019, and 3) January of 2020. A total of \$350.00 must be paid in full and received on or before January 31, 2020. **If your payment plan runs over the January 31st deadline, you must pay the full \$750.00.**



3. Any account which reflects an outstanding balance prior to 2020 that is not paid in full by January 31, 2020 will not be eligible to receive the discount.

4. Please write your Customer ID number on the lower left corner of your check. Your Customer ID number is shown on the invoice you receive.

5. 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.

6. We offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit the association's website at www.barringtonplace.net.

The 2020 annual assessment is due on January 1, 2020, and is late on February 1, 2020. 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.

NO LIVE CHICKENS OR FOWL

There have been increasing reports of Homeowners keeping chickens and other assorted Fowl in their yards in BPHOA. **THIS IS NOT ALLOWED.** For early risers, the morning "cock-a-doodle-doo" of the Rooster may seem like music to your ears, but for those who would like to sleep in, hearing a rooster crowing at sunrise robs you of that opportunity. Chickens also visit neighboring gardens and love to pull up freshly planted onions while they deposit a fresh mound of unwanted droppings. Every legislative session there have been attempts to pass "Chicken" laws to restrict the City's and HOA's right to regulate poultry. Until those laws pass the Texas Legislature, keeping chickens is not allowed in the subdivision.



The City of Sugar Land has an ordinance that reads:

Sec. 3-18. - Keeping of fowl.

(a) It is unlawful to keep fowl on any property, except that fowl may be allowed to inhabit public lakes or ponds, and private lakes or ponds that are managed and maintained by an organization, company or corporation.

(b) The property owner or organization in control of any lake or pond where fowl are allowed must provide care and maintenance for the fowl and property and must remove or otherwise control any fowl which become a nuisance to the residents of surrounding area or community.

(c) The animal services manager may waive certain requirements of this section in cases involving a scientific program, a nonprofit organization show or humane activity. (Ord. No. 1722, § 1, 12-16-2008; Ord. No. 2154, § 5, 4-2-2019)

The Declarations for BPHOA also read in Article III, Use Restrictions., Section 10

Animal husbandry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other common household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes. No more than two (2) of each species of pet will be permitted on each Lot. If common household pets are kept, they must be confined to a fenced backyard (such fences shall encompass the entire backyard) or within the house. When away from Lot, pet must be on a leash at all times. It is the pet owner's responsibility to keep the Lot clean and free of pet debris.

So, until the Texas Legislature changes the law, No Chickens in Barrington Place. Do not run "afowl" of the law!

BOX TRUCKS DON'T BELONG IN BARRINGTON PLACE

One thing that drives down property values in our subdivision is when large trucks park in the subdivision. Large Box Trucks are unsightly and out of place in Barrington Place. Residential neighborhoods are not the place for Box Trucks. Large Box Trucks cannot be parked or stored in Barrington Place. Large Box trucks are permitted for the purpose of pick-ups and deliveries of merchandise and then they must leave.



These Large Box Trucks parked in the driveway can also present safety risks as they oftentimes block sidewalks requiring pedestrians and children to step off the sidewalk into traffic. Larger vehicles also drive over curbs and wear our narrower streets with their larger loads. Other times the Box Trucks block your line of sight when driving. If you have driven in the subdivision on a regular basis you have no doubt seen or followed the “Nantucket Nuisance”, the “Collingsfield Cube Truck”, and several others.

Barrington Place Declarations are very clear. This is not a commercial use versus residential use matter which is sometimes unclear under the Texas Transportation Code sec 522.003 and City of Sugar Land Code of Ordinance sec 5-84, but a specific size restriction on vehicles within Barrington Place that can be found in Article III of the Declarations.

Article III, Use Restrictions, Section 8. Storage of automobiles, boats, trailers, recreational vehicles and other vehicles. No motor vehicle may be parked or stored on any part of an Lot, easement, right-of way, or common area or in the street adjacent to any Lot, easement, right-of-way or common area unless such vehicle does not exceed either six feet six inches in height, and/or seven feet six inches in width and/or twenty-one feet in length and is concealed from public view inside a garage or other approved enclosure, except passenger automobiles, passenger vans (the term "passenger vans" specifically excludes motor homes and recreation vehicles), motorcycles, pick-up trucks, or pick-up trucks with attached-bed campers, that are in operating condition, having current license plates and inspection stickers, and are in daily use as motor vehicles on the streets and highways of the State of Texas and which do not exceed either six feet six inches in height, and/or seven feet six inches in width and/or twenty-one feet in length.

The garages in Barrington Place were designed to hold vehicles of this size so the vehicles can be parked inside the garage. Large Box Truck do not fit inside the garage. When you bought your home or became an owner in Barrington Place you knew that the subdivision had deed restrictions and large vehicles, including Large Box Trucks, were not allowed. Those owners of the properties that allow box trucks that stay in Barrington Place will be referred to the association attorney for enforcement.



BARRINGTON PLACE INCOME/EXPENSES - SEPTEMBER 2019

<u>INCOME</u>		<u>ADMINISTRATIVE</u>		<u>UTILITIES</u>	
BANK INTEREST	\$2,280.33	CERT DEMAND LETTERS	\$175.00	ELECTRIC	\$868.16
CLUBHOUSE RENTALS	\$0.00	LEGAL- CORPORATE	\$19.75	GAS	\$23.12
CERTIFIED LETTERS	\$35.00	LEGAL- INDIVIDUAL	\$138.80	TELEPHONE	\$140.59
HOMEOWNERS SELF HELP	-\$51.90	MINUTES	\$75.00	WATER/SEWER	\$553.66
INTEREST-HOMEOWNERS	\$78.32	OFFICE EXPENSE	\$822.31	TOTAL	\$1,585.53
LEGAL FEES	\$525.00	PRINTING	\$406.69	<u>MAINTENANCE</u>	
NEWSLETTER ADS	\$0.00	POSTAGE	\$135.95	CLUBHOUSE MAINTENANCE	\$3,122.10
POOL TAG INCOME	\$0.00	STORAGE	\$0.00	HOMEOWNERS SELF HELP	\$74.00
WATER REIMBURSEMENT (CoSL)	\$414.90	TOTAL	\$1,773.50	LANDSCAPE IMPROVEMENTS	\$0.00
TOTAL	\$3,281.65	<u>CONTRACT</u>		POOL REPAIRS	\$673.60
<u>COMMITTEE</u>		CLUBHOUSE CLEANING	\$600.00	SIGNS	\$0.00
COMMUNICATION	\$0.00	EXTERMINATION	\$115.00	TOTAL	\$3,869.70
PARK	\$4,007.00	LAWN CARE	\$1,969.52	TOTAL EXPENSE \$22,900.44	
RECREATION	\$125.00	MANAGEMENT	\$2,750.00	TOTAL CASH IN ACCOUNTS \$835,863.83	
TOTAL	\$4,132.00	MOSQUITO FOGGING	\$0.00		
		POOL MONITORS	\$1,080.50		
		POOL SERVICE	\$4,981.24		
		TRASH PICK-UP	\$43.45		
		TOTAL	\$11,539.71		

DRIVEWAY PAINTING AND COATINGS DO NOT WORK

Remember when you purchased or obtained your Lot, each lot owner agreed to maintain all buildings and improvements in a neat, safe, and attractive condition.

Major improvements to the home and yard need ACC Approval in advance. An ACC Approval form is found online at Barringtonplace.net. An ACC Approval form can also be obtained from the management company by calling (713) 776-771 and requesting one. The ACC Approval form can be mailed to your address or picked up at their office at 945 Eldridge Road. There is no cost for the form or its review.

Recently there has been an increase in homeowners painting their driveways or coating them with a concrete slurry mix without getting permission to do so. One homeowner in Section One painted one slab section of his driveway a blueish color without permission. This color did not match the existing concrete's appearance and would not fade over time to match the color of the rest of the driveway. He was asked to remove the paint or paint the entire driveway the same color. He chose to paint the entire driveway. The paint was not properly applied in both instances and is peeling off in patches. The driveway is unsightly and the only solution is to power wash the entire driveway to remove the paint.

Another recent development is homeowners attempting to repair damaged driveway concrete with concrete slurry. This slurry is spread like paint over the surface and into cracks in an attempt to cover the damaged driveway. Again the results have not worked as the slurry does not adhere to existing concrete. The slurry chips off and washes out into the streets. From there the chips are kicked up by tires cracking windshields and also presenting obstacles for bicyclers and pedestrians who are forced into the street when parked vehicles block the sidewalk.

Remember when you purchased or obtained your Lot, each lot owner agreed to maintain all buildings and improvements in a neat, safe, and attractive condition. A



driveway is an improvement. Additionally there are City Regulations and permitting requirements when pouring concrete for a driveway or sidewalk. So before rushing out to paint the driveway or patch that crack give it some thought to save you time and expense in the long run. The City will patch and repair curbs that have broken loose but the driveway apron itself is not considered part of the curb.

How do I check on a sidewalk repair request? Please call 281-275-2450 to check on the status of your repair. The City has an ongoing repair program based on an established priority system. Through citizens' requests and annual inspections, sidewalk failures are identified and prioritized for repair or replacement. Small repairs are scheduled and repaired by city staff.

What types of repairs are performed by the City? The City performs the following types of repairs:

- drainage issues, i.e. standing water
- curb repairs
- minor pavement repairs, i.e. cracks and potholes
- full street reconstruction
- manhole adjustments and repairs
- storm drain inlet repairs

What types of repairs are not performed by the City? The City does not perform repairs on any of the following:

- driveway aprons, curbs, lips or panels
- sidewalk landings
- railroad crossings
- Texas Department of Transportation rights of way

A SPLASH PAD IS COMING TO THE POOL!



The Board is super excited about the improvements being done to the pool this off-season. Your Board of Directors have worked diligently to save the funds for this project over the last few years and spent many hours discussing and reviewing the many options for the best plan possible. Our community pool facility will be one of the Best in Sugar Land.

Improvements include:

- replacement of the chain link perimeter fence with Code compliant wrought iron style fencing
- extending the fence between the pool and clubhouse closer to the clubhouse to allow more room in the pool area
- the wooden deck will be removed and a cool deck installed in the pool area
- replacement of the pool coping and tile
- a 1200 sq. foot splash pad will be installed in the corner next to the baby pool with several water features for kids of all ages (even the old kids) to enjoy
- new shade structures will be installed over the baby pool, splash pad area, and above the deck behind the deep end

We will keep everyone updated on the progress and will be cooking plenty more hot dogs at next year's Weenie Roast to celebrate the new facility.

FALL ENERGY SAVING TIPS YOU CAN USE NOW

By making a few changes and updates, you can save energy and lower your utility bill this fall!

Fall is an ideal time to make repairs that will make your home more energy efficient, both saving you money and keeping you warmer. Even if you can't afford major repairs, such as a new furnace or new windows, there are small things you can do to save big bucks on heating costs – and you can handle most of them yourself.

Caulk around windows. Warm air can escape and cold air can enter your house if the area around your windows has cracks. Caulking needs to be replaced periodically, and you should check every fall for holes that need to be patched, as well as holes anywhere outside your house.

Replace weather stripping around doors. If you can see light around the edges of your doors, you need new weather stripping.

Close up your fireplace. Make sure your flue closes all the way, and check whether you can feel air coming in when it's closed. Glass doors around your fireplace opening are another way to keep warm air in and cold air out of your house.

Put up storm windows and doors. If you have older windows and doors, adding storm windows and doors can help considerably. Window insulation film is another option to provide a layer of protection.

Improve your insulation. Insulation deteriorates over time, so you may want to add more material in your attic. Another place to add insulation is in exposed areas of



decks. An insulating cover over your attic opening also helps trap in the heat.

Cover and Flush the water heater. You can buy a water heater blanket for around \$20 at the hardware store that will keep the tank from losing heat as quickly, saving you money on your heating bill. Particles and sediment can collect over time in the bottom of your water heater, hindering the unit's efficiency. Flush the water through the drain valve to clear out the material and keep your heater functioning at its best.

Change filters. If the filters are dirty, the device has to work harder. In most homes, filters should be changed monthly in the heating season. Regularly changing the filters in your central air and heating system can significantly improve its efficiency and longevity, while easing the pressure on your wallet.

Get a programmable thermostat. The newest thermostats can learn your family's habits and set themselves to keep the house cooler when no one is there and warmer when the home is occupied.

Here's to lower energy bills!

BOY SCOUT TROOP #911 ENTRANCE FLAG DISPLAY

We are happy to have the Boy Scouts from Troop #911 displaying the United States of America flag at the community entrances again in 2020. The Troop does not have the resources to offer individual home flag display but have graciously agreed to help our community show our love and support of our country. Thank you to all of the Scouts and their families.



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. Also, do not place large boxes (tv's, game systems, stereos, etc.) out for trash, except on heavy trash day, the first Monday of each month. Criminals look for these items. Heavy trash day is the 1st Monday of the month.

CLASSIFIEDS



SABA SHARIF ABR
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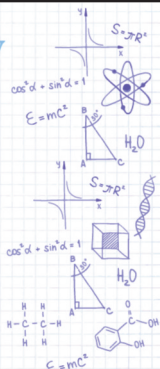
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Ad rates:

Business card: \$20/month; \$100/ 6 months

Quarter page - \$35/month; \$175/ 6 months

(Six-month ads receive one free month)

Make checks payable to the BPHOA and send camera-ready ad copy (additional charge for layout if ad is not camera ready) with full payment by the 15th of each month to: c/o MASC API, 945 Eldridge Road The Barrington Banner Sugar Land, TX 77478. For further information concerning ads, please email info@preparedpublications.com

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

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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

HOLIDAY SAFETY: TIPS FOR STAYING SAFE THIS SEASON

With the euphoria created around the holidays, it is always important to remember that not everyone shares the holiday spirit.

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. If you choose to valet park be sure the contents of your vehicle are secure and not accessible.



Holiday Fire Safety

There are specific things you can do at around Christmas and other holidays to keep you and your family safe from fire. Keep Christmas trees away from curtains, decorations, and other flammable furnishings. Will you have guests in your home over the coming holiday season? Make sure they know about your family fire escape plan and designated meeting place outside the home. Take extra care when preparing those holiday meals. With so many distractions and extra people in the home it is easy to become distracted. Artificial or live, lighted candles don't belong on your Christmas tree. Turn off Christmas tree lights when you leave the house or when going to bed. Fireworks are illegal within the city limits. During New Year's, the Fourth of July, and any other time of year report illegal fireworks use. It could save your life or that of a friend due to fires and injuries from out-of-control fireworks.

How safe is your home from fire? Use the Home Hazard Checklist and grade yourself and your family, which can be found at https://www.usfa.fema.gov/downloads/pdf/home_safety_checklist.pdf.