

Barrington Place

BANNER

MAY 2021

BOARD UPDATE

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

2021 HOA Assessments

Your assessments are what allow your Board of Directors to maintain your community. The assessments cover the operational costs of the Association. The annual assessments were due on January 1, 2021. They were considered late after January 31, 2021. All past due accounts have been assessed interest in the amount of 10% per annum. A letter was 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 in April. We encourage all owners to submit payment for any outstanding assessment balances. Collection notices will be sent to all owners with an account balance in the coming weeks. If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Celina Deleon in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email at cdeleon@mascapi.com to make the necessary payment arrangements if you haven't paid your 2021 annual assessments.

COVID-19 Update– April 2021

Although there have been amendments to restrictions related to the pandemic in Texas, Barrington Place HOA & MASC Austin Properties, Inc. will continue to follow CDC guidelines.

Closure of Management Office Visitation

In order to maintain management responsibilities to our communities, office staff continues to be minimized to allow for proper distancing and sanitization protocols. All other staff will continue to work remotely until authorized to return to the office. Protocols have been put into place in compliance with CDC guidelines as we are permitted to reopen.

HOA 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. **(See Proxy on Page 7.). Special procedures will be put in place to conduct the meeting while social distancing.**

Pool Update

Covid-19 has required the HOA to adjust its historical normal pool operations and schedules. The normal start for weekend openings at the beginning of May has been pushed back to Memorial Day Weekend (May 29 opening Saturday). The pool will be open for the Summer! There will be many changes at the pool this year. There will be a new lifeguard company "Sweetwater Pools." There will also be a new pool company "Pools By Dallas" handling maintenance of the pumps and water systems. You will no doubt observe new procedures for sign in, written consents and waivers will be required making all users understand the potential risks of Covid-19 exposure in the pool area. The HOA will not provide furniture for use since it has to be cleaned after each use. You will be required to bring your own chairs. There will be other restrictions posted. Hopefully as more and more persons are vaccinated and the havoc caused by this pandemic lessens, these restrictions can be relaxed and/or done away with and our pool use can return to its historical normal use. Please understand that circumstances change, oftentimes with little advance notice, and we ask that everyone be patient under the circumstances. We want a safe and healthy pool season for all. Please see the pool schedule on page 8.

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IS MY LANDSCAPING STILL ALIVE & WILL IT RECOVER?

While we had very low temperatures forecast for this winter weather event, they turned out to be lower than expected for a longer length of time, causing more plant damage than expected. It is hard to predict whether individual plants are still alive after the freeze. If the plants survived, they will recover even if you just leave them alone. If they didn't make it, nothing you do will bring them back.

Most pruning can wait

Don't be too quick to prune right after a freeze. It often takes a week for all of the damage to be evident. You may even find that some plants that look damaged immediately after a freeze actually aren't. The foliage of some plants may look dark and water soaked and later turn bright green and healthy again.

Lawns

Most of the St. Augustine lawns may be brown now, no need to worry. The grass will be fine. Fertilize all types of lawn grasses now to stimulate vigorous growth and recovery.

Tropical Plants

Many of the tropical plants in your landscape that look hopeless and terrible now have survived and will make a comeback. By midsummer, you may not even be able to tell a freeze happened.

Long Term Recovery

Plants that seem fine for the next few months may suddenly show signs of root damage this summer. This would happen if the root system or a large portion of the root system was damaged or killed due to these unusually low temperatures. The plant may not show the damage until the heat stress of summer arrives. To give your plants a boost this spring (April), feed with a balanced, slow release fertilizer. Make sure the plant gets adequate water but avoid over watering. Caring for your plants is a labor of love and it may take some additional time to protect them and help them recover from a hard freeze.

KEEP UP WITH BARRINGTON PLACE ON TOWNSQ

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on 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.

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts

To register your account, log onto www.barringtonplace.sites.townsq.io, use your account ID (located on the 2021 assessment invoice) and the association zip code (77478). Set your password and account preferences. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.

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

SOLID WASTE COLLECTION UPDATE

The city of Sugar Land continues to work closely with Republic Services to address the increased volume of green waste and debris caused by Winter Storm Uri. Communities throughout the region are facing similar challenges with green waste and debris collections. The tremendous amount of materials being left at curbs has resulted in longer wait times at landfills (more than 60 percent longer than normal), which reduces the amount of time trucks are available to drive city streets.



In an effort to allow Republic Services to return to their normal collection schedules, the city utilized a debris contractor to further assist in collecting the increased volume of material being set out for service. As of March 22, Republic Services resumed their normal collection schedule, providing once a week green waste collection and once a month bulk waste collection, along with normal garbage and recycling services.

We are still seeing increased volumes of green waste being placed out for collection, and we anticipate that this increase in volume will persist for several weeks as residents continue to address their landscape needs following the freezing weather. This increase in volume is in addition to the normal seasonal increase we already experience and plan for annually in the early spring. City staff continue to conduct debris assessments to identify areas throughout the City that have higher volumes of green waste out for collection and to assist in allocating our collection resources. Republic Services has committed to providing additional resources to further increase the volume of material that can be collected daily. As we return to normal collection schedules, please remember to place your items at the curb for service on your designated collection day. Continued increases in green waste set-out volumes could result in collection delays over the coming weeks, which is normal this time of year. The City will post updates as to any changes in pick up and historically that meant that Republic Services returned to any incomplete service areas within the following 24 to 48 hours to render service.

YARD OF THE MONTH

Our annual Yard of the Month Contest starts in April and will continue through September. The Barrington Place Homeowners Association, Inc. Yard of the Month Committee will choose (4) homes (one home in each section) 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. Each winning home will be judged by the overall aesthetics and neatness of the home and front lawn. Please note, your HOA assessments need to be paid in full in order to be eligible to win the Yard of the Month contest. We were hit hard with the winter storm back in February and lots of the landscaping in our homes suffered tremendously. Barrington Place HOA encourages all residents to take pride in their home and neighborhood and maintain their yard in such a way that they enhance the overall curb appeal of the entire community. In order to qualify, residents must be current on their Association Dues for the year. Please note, the sign will be picked up at the end of the month by the Yard of the Month Committee. We encourage all homeowners to take pride in their homes and our neighborhood this year!

2021 Pool ID Card Registration



Please watch for information on pool ID card registration in upcoming newsletters, the HOA website

www.barringtonplace.net and TownSq app as more information becomes available.

Community Inspections

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



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

TEXAS OPENED COVID-19 VACCINATION TO ALL ADULTS ON MARCH 29

All adults were eligible to receive a COVID-19 vaccine in Texas beginning Monday, March 29. The Texas Department of State Health Services expects vaccine supplies to increase and providers in multiple parts of the state have made great strides in vaccinating people in the current priority groups. The state's Expert Vaccine Allocation Panel recommended opening vaccination to everyone who falls under the current Food and Drug Administration emergency use authorizations to protect as many Texans as possible.



DSHS has directed vaccine providers to prioritize people 80 years old or older when scheduling appointments and accommodate anyone in that age group who presents for vaccination, whether or not they have an appointment, by immediately moving them to the front of the line. That will ensure vaccination of anyone 80 or older with as small a burden on themselves as possible.

DSHS will launch a website to allow people to register for a shot through some public health providers. The public will be able to enroll in the Texas Public Health Vaccine Scheduler to identify upcoming vaccine clinics hosted by DSHS or a participating local health department and be notified when new clinics and appointments become available. People can continue to find additional providers through the DSHS Vaccine Information page at dshs.texas.gov/covidvaccine.

Online registration will be the best option for most people. For those for whom that is not an option, DSHS will launch a toll-free number to provide assistance making an appointment with a participating provider or locating another provider that has vaccine available.

To date, Texas has administered more than 9.3 million doses of COVID-19 vaccine, equating to more than 6 million people with at least one dose and more than 3 million fully vaccinated. Most vaccines are authorized for people 18 years old and older; the FDA has authorized the Pfizer vaccine for use in people 16 and older.



BARRINGTON PLACE INCOME/EXPENSES - MARCH 31, 2021

<u>INCOME</u>		<u>ADMINISTRATIVE</u>		<u>UTILITIES</u>	
ASSESSMENTS ACCT ADJ	-\$900.00	AUDIT	\$3,200.00	ELECTRIC	\$477.37
BANK INTEREST	\$391.12	CERTIFIED LETTERS	\$315.00	GAS	\$26.62
INTEREST-HOMEOWNERS	\$269.46	LEGAL- CORPORATE	\$481.72	TELEPHONE	\$70.62
LEGAL FEES	\$802.15	LEGAL- INDIVIDUAL	\$548.15	WATER/SEWER	\$791.74
TOTAL	\$562.73	OFFICE EXPENSE	\$329.20	TOTAL	\$1,366.35
<u>CAPITAL REPAIRS</u>		PRINTING	\$334.49	<u>MAINTENANCE</u>	
POOL	\$4,280.00	POSTAGE	\$293.92	CLUBHOUSE	\$13,885.00
TOTAL	\$4,280.00	TOTAL	\$5,502.48	ENTRANCE	\$380.60
<u>COMMITTEE</u>		<u>CONTRACT</u>		TOTAL EXPENSE \$35,076.23	
BEAUTIFICATION	\$500.00	CLUBHOUSE CLEANING	\$600.00	TOTAL CASH IN ACCOUNTS \$807,702.41	
TOTAL	\$500.00	LAWN CARE	\$2,750.00		
		MANAGEMENT	\$2,750.00		
		NEWSLETTER	\$1,600.00		
		POOL SERVICE	\$1,250.00		
		SIGN MAINTENANCE	\$90.00		
		TRASH PICK-UP	\$46.80		
		WEBSITE	\$75.00		
		TOTAL	\$9,161.80		

SPRING TIME MAINTENANCE

Take advantage of the wonderful weather and longer days to do some maintenance and to get some important home projects done. They improve the curb appeal of your home and prevent you from getting one of those deed restriction violation letters in the mail.

To properly maintain your home, here are a few reminders:

- Clean out gutters and downspouts from leaves and debris
- Repair and secure any loose gutters
- Pressure wash or remove mildew from the exterior of your home and fence
- Repair any siding or damage caused by small critters
- Mailboxes need to be straightened, cleaned and painted (with approved colors)
- House and curb numbers need to be visible
- Repair any loose pickets or replace any missing pickets



We ask everyone to do their part to keep our neighborhood beautiful.

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 additions, and replacement of the roof, driveway and fence, etc.) ***Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.***

You can find the required form on our website at www.barringtonplace.net under DOCUMENTS- Request for Home Improvement Approval.

Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.

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.



CATALYTIC CONVERTER THEFT PREVENTION TIPS

From the Sugar Land Police Department

Dear Resident(s),

There has been an increase in Catalytic Converter thefts, not only in Sugar Land, but across the country. Catalytic Converters are targeted because they contain precious metals such as Platinum, Rhodium, and Palladium. Though this is a hard crime to prevent, there are some things we can do to make it harder for thieves to remove them.

1. If your vehicle is not able to be parked in a locked garage, try your best to park in a well-lit area. When cars are kept in a poorly lit area, it makes it easier for thieves to steal parts and leave undetected!
2. On a similar note, leave the lights on at night! Not only will this hopefully deter catalytic converter thieves, but will also make it harder for burglars to target your vehicle.
3. If you have a high-riding vehicle such as a van or SUV, as well as a lower-profile vehicle, park the low-profile vehicle next to the SUV, van, or truck. When higher vehicles are parked alone, it is easy for someone to get underneath it. If you have a lower car next to it, it can make it more difficult to access underneath. Parking close to fences, curbs or walls is another way to make it harder for thieves.
4. Consider etching your vehicle's vin number into the catalytic converter. This may deter a thief from stealing it, as it makes the part easily identifiable. Or, if it does get stolen, you may be able to track it down.
5. Install surveillance equipment around your property. Sometimes even the presence of security cameras can deter a thief. If you do become a victim of theft, you can possibly identify the criminal based on the security footage!
6. If you have a fleet of vehicles, and are able to have additional security on your organization's property, such as a security patrol, that is helpful in preventing a burglary!
7. Consider investing in a cat-protection device and installing it on your vehicle. These are one of the most effective ways of preventing your catalytic converter from being stolen.
8. Consider a dashcam. Some models are motion activated, so you have a chance of catching the thief's face or license plate.

Here is link that has some great tips: <https://heycar.co.uk/guides/best-ways-to-prevent-catalytic-converter-theft>

ALSTON ROAD FENCE PROJECT

We are excited to report that funding has been approved and preparations are under way to survey the fence location and to provide detailed updates to the individual fence owners on Alston. The non-uniform construction of the wood fences in varying states of repair and condition will be replaced by a uniform light-weight concrete wall (approximately from Summerfield to Reddington).



This Is Your Proxy Ballot! Please Use It To Vote In The Annual Homeowners Election!

Barrington Place Homeowners Association, Inc.
2021 Annual Homeowners Meeting

The 2021 Annual Meeting of the Barrington Place Homeowners Association, Inc., a Texas Non-Profit Corporation, will be held on Thursday, May 20, 2021 at 7:30 p.m. at the Barrington Place Clubhouse located at 13318 Rosstown Drive. The Agenda for the Meeting is as follows:

Election of Board of Directors
Positions 1, 2 and 3 will be available for two-year terms

ASSIGN PROXY

The undersigned assigns this Proxy as specified below, with the power of substitution to vote and otherwise represent the undersigned at the Annual Meeting of the Members of the Barrington Place Homeowners Association on May 20, 2021 and any adjournment thereof with the same effect as if the undersigned were present and voting.

This Proxy will continue in effect until a quorum of Members in person or by Proxy is achieved or until revoked by the undersigned in writing and delivered to the Secretary of the Association c/o MASC Austin Properties, Inc. or in person at the Annual Meeting.

(Owner) Assigns this Proxy to _____, or the Secretary of the Association if not designated, to vote on my behalf.

(Owner) Assigns this Proxy to the Secretary of the Association with the stipulation that the Secretary ABSTAIN from casting my votes in the Election. That is, use my Proxy for the purpose of establishing a quorum only.

(Owner) Assigns this Proxy to the Secretary of the Association with the stipulation that the Secretary cast my votes AS MARKED BELOW.

PLEASE VOTE FOR THREE (3) CANDIDATES

Mrs. Lynn Johnson, Position 1 Mrs. Melanie Cockrell, Position 2 Mr. Phil Rippenhagen, Position 3
Incumbent Incumbent Incumbent

Three (3) positions will be filled in this Election.

OWNER'S SIGNATURE _____ DATE ____/____/____

OWNER'S PRINTED NAME _____

PROPERTY ADDRESS _____

Mail your completed Proxy to: MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
Email your completed Proxy to: aconnell@mascapi.com
Fax your completed Proxy to: 713.776.1777

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

NEWS YOU CAN USE

Teleconference Board Meetings

Board Meetings will continue 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: www.barringtonplace.sites.townsq.io to dial in and access the teleconference meetings. Please contact our office if you have any questions or need assistance.

Suspension of Community Events

All community events have been suspended until further notice. Common Areas are now open. The playground is open with social distancing restrictions.

Common Areas Are Now Open

The playground is open with social distancing restrictions. The Barrington Place clubhouse is not available for rental at this time. Please check back for updates on www.barringtonplace.net and TownSq. 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 aconnell@mascapi.com.

BARRINGTON PLACE HOA, INC. 2021 POOL SCHEDULE

Exception:

SATURDAY 29th		11 AM - 9 PM
SUNDAY 30th		12 PM - 8 PM
MONDAY 31st	Memorial Day	11 AM - 9 PM

June 4th- August 8th

MONDAYS	CLOSED
TUESDAYS	11 AM - 9 PM
WEDNESDAYS	11 AM - 9 PM
THURSDAYS	11 AM - 9 PM
FRIDAYS	11 AM - 9 PM
SATURDAYS	11 AM - 9 PM
SUNDAYS	12 PM - 8 PM

August 8th- September 5th (WEEKENDS ONLY)

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

Exception:

MONDAY	6th	Labor Day	11 AM - 9 PM
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