

**Underwritten  
by  
The  
Commonwealth  
Civic  
Association**

**November/December  
2022**

**Inside this issue**

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Texas**

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**An electronic newsletter for residents of  
The Commonwealth:  
Bridgewater,  
Commonwealth Estates,  
Commonwealth Park,  
Oxford, Sutton Forest,  
Sutton Park and  
Sweetwater XII**

**COMMONWEALTH  
COMMENTS**

## Board Meetings

**Board Meetings** are held at the Clubhouse at 6 p.m. on the fourth Thursday of each month.

For more information, contact **Heather at HeatherE@crest-management.com or 281-945-4630.**

Visit the **Crest Management website for: Exterior Modification Requests, Contacts, to Access Account information, pool tags, meeting dates, etc.**

[www.crest-management.com](http://www.crest-management.com)

## The Commonwealth Board of Directors

President  
Jim Levermann

Vice President  
David Bristow

Treasurer  
John Frenzel

Secretary  
Jennifer Vance

Member At Large  
Sarah McCoy

To send an email to any board member, click the envelope below.



## Regularly Scheduled Meetings

**Modifications and Deed Restrictions Committee** meets at the Clubhouse at 7 p.m. on the third Tuesday of the month.

For more information, contact **Katie@crest-management.com 281-945-4663**

**Our Landscape Committee** meets on an as needed basis. Contact Crest Management for the next meeting time and date.

**First Colony LID #2** meets the FIRST Tuesday of each month at the Commonwealth Clubhouse starting at noon.  
[www.fclid2.com](http://www.fclid2.com)  
For more information, call Ron at 281-265-0137.

## Board Member Liaisons

**Clubhouse, Pool and Swim Team**  
– Jennifer Vance

**Communications:** (newsletter, website, eblasts and marquee) – Sarah McCoy

**Community Events and Clubs** – Jennifer Vance & Sarah McCoy

**Enhancement Committee** – John Frenzel

**Landscape** (including electrical, fountains and sprinklers) – Jim Levermann

**Modifications Committee** – Dave Bristow

**Playgrounds** – Jim Levermann

**Tennis Courts** (tennis leagues & tennis court reservation system)- Jim Levermann

To reach a Board Member, click on the envelope.



## CREST MANAGEMENT Company, Contact Information

P. O. Box 219320, Houston, TX. 77218

**Heather Esteban,**  
**Property Manager**  
**281-945-4630**

(After Hours Emergency  
713-935-7331)

**HeatherE@**  
**crest-management.com**

**Katie**  
**Assistant Manager**  
**281-945-4663**

**Katie@crest-management.com**

**Deed restriction and architectural matters; Clubhouse Scheduler/Tennis Reservations**

**Tammy**  
**Account Representative**  
**281-945-4658**

**TammyA@Crest-Management.com**

**For accounting matters such as account information, account balances and payment information**

# Activity Directory

**If you don't see an activity group that appeals to you, start one!**  
**The Association promotes approved groups.**

<b>Commonwealth Chinese Club - CCC</b> Darcy at: 847-800-2889 or email her at: danli2013@gmail.com.	Uniting Chinese-speaking families, promoting community news, events and spirit, engaging non-English speakers in community activities and mingling at social/informative events.
<b>Commonwealth Women's Club</b> Namita Asthana, Acting President asthana.namita@gmail.com	This group of Commonwealth Women meets monthly for Fun and Friendship! Get on our email list for meeting details.
<b>Mommy and Me Play Group</b> Katy Weimer aggiekaty@hotmail.com	For our youngest residents. Join other neighborhood moms and their small children for play dates at one of the area parks, or in each other's homes. Get on the notification email list.
<b>Men's Golf Group</b>	This group is in need of a leader! The guys are always looking for players for last minute pairings on various golf courses in the area. Let us know if interested.
<b>Special Events/Activities</b>	Our residents LOVE participating in fun activities. If you are interested in helping organize and oversee future community events, please let us know.
<b>Tennis: Men's</b> Dave Bristow dgbristow@windstream.net	If you are interested in playing tennis with other Commonwealth residents, this group is for you. BUT.....the group needs a leader! Let us know if you're interested.
<b>Tennis: Women's</b> Jeanne 713-385-4097	Ladies time on the court! Play tennis with other Commonwealth women.
<b>Yoga &amp; Guided Meditation</b> Varsha zestandzen1@gmail.com	Will not be held at the Clubhouse until COVID-19 restrictions are lifted. Contact Varsha directly if you wish to join her elsewhere.

To learn about working with the Association to start a group; anything from a book club to a bridge group, to a cooking class, contact Jennifer Vance or Sarah McCoy and let them know of your interest.  
 The Association will help publicize your group and attempt to help you grow.



## Classy Ad - Commonwealth Resident



**Custom Building & Remodeling:**

**Greystone Builders**  
 P. O. Box 1868  
 Sugar Land 77487  
 281-728-7360

## Classy Ad - Commonwealth Resident



**Window Coverings**

**Sienna Shutters & Blinds**  
 713-419-3862



**The Commonwealth Website:**  
[www.commonwealthcivic.com](http://www.commonwealthcivic.com)

For information on advertising in this newsletter  
 contact: news@commonwealthcivic.com



## Beefing Up Commonwealth Group Activities

**Your Commonwealth Board of Directors** fully recognizes that our homes are the largest investment most of us make in a lifetime. They know that you want more than simply a place to sleep. They believe you want a place to L-I-V-E.

To that end, our HOA works with individuals to help promote general interest groups within the community. If you are willing to organize and manage a roster of interested players, please reach out to Jennifer Vance or Sarah McCoy via the contact form on our website: [www.commonwealthcivic.com](http://www.commonwealthcivic.com).

Last month we featured our groups historically aimed at male residents, this issue we will point out the Women's Groups.

The Commonwealth Women's Group has been active for decades. They took a hiatus during the pandemic, but our ladies are anxious to get back to socializing. If you would like to be added to their email distribution list, please contact Namita at [asthana.namita@gmail.com](mailto:asthana.namita@gmail.com).

If you are interested in playing tennis with other ladies, contact Jeanne at 713-385-4097.

**The groups are mentioned on page 3.** Be sure to take a peek and see if there are any that appeal to you. If not, do consider approaching Jennifer or Sarah to discuss the possibility of HOA promotion of a group that you believe would have broad appeal in our community!

## NEW TEXAS LAW FOR HOMEOWNERS AND HOAs

The Texas State Legislature has initiated new laws that became effective in September.

For your information, here are the highlights:

- Senate Bill 1588:
- Homeowners anywhere in Texas will be allowed to put up a perimeter fence around their property for added security (front, sides, and/or back of homeowner's property). The law specifically states that homeowners associations (HOA's) cannot restrict it (i.e: New fence/gate around homeowner's front yard/driveway). Homeowners associations are allowed to enforce covenants which mandate the type of fence material that must be used. If required by the HOA, **homeowners must obtain prior approval for the material of any new fence being built**, but not the fence itself. Replacement of established fences (i.e: backyard fences) with existing material, do not need prior approval.
- Homeowners are allowed to install a perimeter fence around their pool, as well as security cameras and motion sensors on their property without prior approval. HOA's are allowed to enforce covenants which prohibit homeowners from installing security measures outside of the homeowner's property.
- HOA's are prohibited from restricting homeowners who display religious items on their property. HOA's may only enforce covenants which prohibit religious items that violate a law, contain graphic language, pose a threat to public health/safety, or are offensive to the public (other than its religious content).
- Resale certificate fees are now capped at \$375 and updated resale certificate fees at \$75. Deadline for HOA to deliver such certificate is now 5 days as opposed to 7. Homeowners are now permitted to seek a judgement against HOA for no more than \$5,000 for failure to deliver certificate in a timely manner.
- If your HOA board makes a budget amendment, they must do it now at an open public meeting.
- Any HOA must obtain bids before awarding any contract more than \$50,000.
- The bill prohibits a person from serving on an architectural review committee ("ACC") if the person is: 1) a current board member; 2) a current board member's spouse; or 3) a person residing in a current board member's household.

The Glory Crafts Team SOLD over \$34 MILLION in 2021



## GLORY CRAFTS

832-265-7355 (SELL)

glorycrafts@hotmail.com

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In Real Estate

Integrity & Experience  
Sugar Land Resident

The Glory Crafts Team is Proud to sponsor the Commonwealth Piranhas



RE/MAX Fine Properties

The Glory Crafts Team - #1 TOP PRODUCING SMALL TEAM for  
Re/Max Fine Properties for 2021

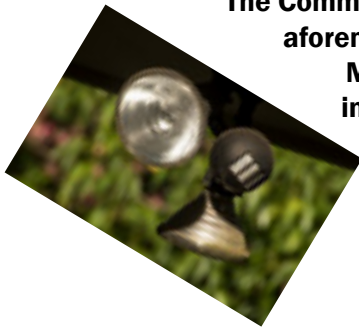


• If you are late paying your HOA dues, your HOA can still report you to a credit reporting agency but they can't charge you the fee to do that. You now have 45 days instead of 30 days to cure a delinquency. HOA must now send homeowner requisite enforcement action "209" notice prior to reporting to credit agency.

**Please note:**

The Commonwealth Civic Association has the authority to regulate how the  
aforementioned changes are implemented in The Commonwealth.

More information will be shared via our Email Alerts and  
in the Jan/Feb edition of The Commonwealth Comments.



If you have questions, please contact Heather at  
Crest Management: 281-945-4630 or  
HeatherE@crest-management.com



# Happy Thanksgiving

from your Commonwealth Civic Association Board Members

*Jim, Dave, John, Jennifer and Sarah*

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**To keep up with news that affects your Quality of Life  
in The Commonwealth.....Be sure you are on our Email Alert List!**

**The Civic Association Board encourages all residents to register for our Email Alerts at  
[news@CommonwealthCivic.com](mailto:news@CommonwealthCivic.com)**

**AND**

**to opt-in and register your property at [www.Crest-Management.com](http://www.Crest-Management.com)**

**These are the best methods of staying on top of all the news affecting life in The Commonwealth.**

**Receiving information from Crest Management and our Civic Association are the  
ONLY dependable ways to stay in the loop!**

**We NEVER share your email addresses!**

We keep our residents aware of meetings that impact life here, not only in The Commonwealth, but also in the City of Sugar Land and in Fort Bend County. We do our best not to overwhelm your in-box, but we do give you a heads up regarding important local issues and opportunities to meet and mix with decision-makers in the County. Don't miss this opportunity to keep informed!

**Commonwealth Email Alert Sign Up:**

**Shoot an email to  
[news@commonwealthcivic.com](mailto:news@commonwealthcivic.com)  
Include your name and address.**

Crest Management also offers an email opt-in. Their email allows you to receive OFFICIAL BUSINESS communications from them via email.

- Signing up will save the Association printing and postage costs which helps keep annual dues down:
- ◇ Electronic HOA statements can come straight to your inbox
  - ◇ Notifications and Violation Letters will arrive quicker

**Crest Management Email List Sign Up:**

1. Login at [www.crest-management.com](http://www.crest-management.com) and click on the user icon by your name.
2. Select User Settings
3. Check the box next to Email Opt-in.
4. Click Update Email Choices

To be best informed, please sign up for both the Email Alert Distribution  
**AND** the Crest Management Email List.

For those interested, we also have a Facebook Page: **The Commonwealth HOA**  
where we post plenty of items of interest.



**We ask that you encourage your neighbors to sign up for  
our Commonwealth Email Alerts.  
That is the only way to receive this newsletter.**

**The email alert is the way this Association shares emergency weather information with residents.  
We do not want anyone to miss out on important warnings.**

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**Address any concerns to Heather at  
[heathere@crest-management.com](mailto:heathere@crest-management.com).**

## The Ball's in Your Court!

The Commonwealth needs a volunteer to manage our Tennis Court Scheduling System. This program is critical to ensuring that residents get the court time they desire.

System training will be available to the volunteer.

To volunteer or report "outsiders" using our Tennis Courts, be sure to contact Katie @ Crest Management.

If you are a tennis player, we encourage you and your family to sign up for court time. This step was taken to ensure that only Commonwealth residents and their guests have access to our courts and encroachers are displaced.

The website URL:

[www.sites.onlinecourtreservations.com/reservations](http://www.sites.onlinecourtreservations.com/reservations).



## More About Us



**The deed restriction document is referred to as the Architectural Guidelines.**

**They may be downloaded by going to [www.crest-management.com/Communities/Commonwealth-Civic-Association](http://www.crest-management.com/Communities/Commonwealth-Civic-Association), then clicking on "Governing Documents", and then "Architectural Guidelines".**

**The current document is titled "Architectural Guidelines Revised 2017.pdf". We are awaiting the newest revision of the document and you will be notified when it is released.**

If you have a business you would like to advertise in our bi-monthly (electronic) newsletter, from January through December of 2023 (6 issues), please send an email to [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com) and we will share the rate information. Ads range from business card sized to half page.

We now offer Classy Ads (for residents only) which are merely a listing of your business and a link to your business web page.

## National Night Out

If your block did not host a National Night Out gathering last month, we hope you will consider doing so next year.

NNO is a wonderful way to meet the neighbors on your block. We encourage residents to exchange contact information and share information with trusted neighbors.

We believe that knowing one another keeps this a safe community.

Thanks to all who celebrated in October.



Buy your next home with me and I will list your current home for 1%\*! Not buying locally, I will still list your home at an industry low commission rate!

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281-744-9237  
john@teambenny.com

\*Does not include Buyer's Agent Commission



CURRENTLY, Commonwealth pick up days are  
**Tuesdays and Fridays**

Recycling: Friday   Green Waste: Tuesday  
Bulky Waste: Fourth Monday of the month



### **FERAL HOG UPDATE/DAMAGE CONTROL**

The Sugar Land City Manager has promised our HOA Board that he will have a plan to share by **December 1**.  
Details will be shared as soon as we have them.

The ABC (Avalon, Brazos Landing & Commonwealth) Drainage Improvement Project

Design for this project is 60% done.  
Completion is scheduled for sometime later this month.  
Construction is scheduled to run from January 2023-January 2025.

The Public Safety Training Facility  
(previous bond project)

is expected to be completed in 2024.

Construction will begin in 2023.

(This facility is located north of the airport,  
near highway 6 & Highway 90).

### **Parks Project Bond Projects**

First Colony Trail is scheduled for completion in 2023  
Brazos River Park Connection to Memorial Park -is  
scheduled for a 2023 completion.





# Sugar Land News

[WWW.SUGARLANDTX.GOV](http://WWW.SUGARLANDTX.GOV)



## *Sugar Land to Host Winter Wonderland-Themed Christmas Tree Lighting*

Mark your calendars and prepare to celebrate the Christmas Tree Lighting at Sugar Land Town Square on Dec. 2!

The city welcomes families to enjoy some of the community's most popular musical performances and theatrical acts at this year's winter-wonderland themed holiday celebration from 5-8 p.m.

Crafts, free activities, strolling characters, snow, stunning ice sculptures with sculpting onsite and a variety of holiday treats will make this annual tradition a night to remember. Mainstage entertainment will feature performances from local schools and dance groups. An ice rink to host performances from the community's talented ice skaters will be featured at the event. There will be plenty of time to spend in person with Santa and Mrs. Claus, and a station for writing letters to Santa will be onsite in case little ones forget something when telling Santa their wish list.

Toward the end of the night, a special visitor will join City Council for the traditional countdown to the tree lighting. A short, spectacular display of fireworks will follow to conclude the event.

Onsite food and beverages will be available for purchase, and event entry and parking is free. There will also be free shuttles to and from Mercer Stadium for all participants.



**Simpson's Tree Service**

**Tree Trimming and Removal** **Free Estimates**

Monthly & One-time services  
**\$50 OFF** All services over \$200  
**\$25 OFF** All services under \$200

**When Quality Counts... Call 281.980.0095**

[www.SimpsonsTreeService.com](http://www.SimpsonsTreeService.com)

### **Sugar Land Fire Department**

You may request Sugar Land Fire - EMS to do a drive-by or parade for a special event. Schedule a smoke alarm check/installation or fire extinguisher training. Please provide at least 2 weeks advance notice. Visit the fire truck below for more information:



# Annual Holiday Party

**SATURDAY, DECEMBER 17**  
**At The Commonwealth Clubhouse**  
**Vendors are currently being booked!**

**Bundle up because there will be SNOW!**  
**Expect a special visitor from the North Pole,**  
**an outdoor movie, hot cocoa AND cookies!**  
**Watch the email alerts for more details!**



## Support Houston Museum of Natural Science Sugar Land

It's the most wonderful time of the year, as one of Fort Bend's most beloved events—Jingle Tree, presented by Houston Methodist Sugar Land Hospital—returns to HMNS at Sugar Land. Jingle Tree features a showcase of beautifully decorated trees and décor, up for bid in a week long, online silent auction. Proceeds support the Museum's daily operations, expand access to underserved communities and support innovative sensory-friendly programming.

From the inaugural Tree Lighting, to exclusive limited-capacity VIP Experiences, and culminating in the countdown at the Festive Finale, join us and decorate the holidays with Natural Science!

One of this year's Chairs is Commonwealth's very own **Stacy Borgfeldt**.

### **Tree Lighting - Friday, November 11, 10:00 a.m.**

Join local officials, community leaders and museum volunteers at this VIP media event to kick off Jingle Tree festivities. Enjoy complimentary refreshments as bidding begins for Jingle Tree auction. Capacity is limited. RSVP to [jingletree@hmns.org](mailto:jingletree@hmns.org)

### **Sugar Land - Jingle Tree Festive Finale Thursday, November 17, 2022 - 5:30 PM**

The evening's festivities include entertainment, curated bites and beverages, an auction with exclusive museum experiences, and final bidding on the beautiful designer trees and holiday décor. Don't miss the count-down to the auction closing bell!

### **Holiday Photoshoot -Sunday, November 13 10 a.m. - 4 p.m.**

Get picture-perfect holidays with Jingle Tree and HMNS at Sugar Land!

Introducing a limited edition, festive way to get updated family photos for the holiday season. This mini photo session for up to 6 is shot amidst HMNS at Sugar Land's exquisitely curated designer trees. The Kelley Sweet Jensen Photography team will make creating your ho-ho-holiday card stress-free! Package includes a minimum of 4 digital photos with release, and the option to purchase more. Print at home or create an e-card.

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All proceeds support the museum's operations and will help expand sensory friendly accessibility.





**Our Sugar Land Fire Department has seven fire stations- five have ambulances. 72% of the 11,500 calls last year were for EMS.**

The Sugar Land Citizens' Fire Academy begins in January. Find out what it takes to become a firefighter in this hands-on course. The CFA Class #20 application period is open now through December 9, 2022 and has a limited enrollment.

Classes begin on January 12, 2023 and end on March 2, 2023. Class runs Thursdays from 6:00-8:00 p.m. Field Days (Saturdays) will be on January 28, 2023 and March 4, 2023.

**FEMA now requires clear bags for green waste.**

If you don't help educate your Landscape Company, you may be stuck with the waste on your property!

You may call the City to get hold of a flyer to share with your Landscape Company.

**Learn more and find the application form by clicking on the fireman to the right!**



**BULKY WASTE NEWS**

A new contract has been signed with Republic Services. There are some changes you need to be aware of.

The expiration of the existing contract provided the opportunity for the City to reevaluate the current service levels and renegotiate service options for residential and commercial customers.

The Solid Waste Task Force developed service level and program development recommendations based on public surveys and online town halls. These recommendations were reviewed by City Council and incorporated in the City's request for proposals.

Service days are changing because we are optimizing routes! Changing the routes (and some of the service days) allows for the collection to be completed more efficiently. The quicker the routes are completed, the quicker the trucks will be out of your neighborhood! We will know in January whether or not our pick up days will change.

The implementation date of the new solid waste contract will be January 16, 2023. Service days and options will not change until that date.

The new contract includes twice weekly trash collection, weekly recycling collection, weekly green waste collection, on-call bulky waste collection, and on-call bulk cardboard collection.

**The City will offer an opportunity for you to learn more soon. Be sure you are on our Email Alert List to ensure you are informed on a timely basis.**





# NOTIFY ME

Commonwealth residents are very lucky to live in a community that offers numerous opportunities to stay informed on happenings in Fort Bend County.

Each entity offers multiple email distribution lists to inform and educate residents.

We have **TWO here IN The Commonwealth:** Our Email Alerts and Crest Management's Opt-In for your personal account.

Fort Bend also has an alert system. Check out the County website to see all it has to offer.

The City of Sugar Land's email notification service is called "**Notify Me**". You can easily sign up for various topic-based notifications and receive them directly to your inbox. These notifications are free of advertising, and subscription information is not made available to third parties. Those who sign up for the information service may unsubscribe at any time.

**Click on the turkey to see the City of Sugar Land's Sign Up Form**



**Please patronize our advertisers. They support our community!**



**Commonwealth Comments is the official newsletter/communication of The Commonwealth Civic Association**

**It is published bi-monthly. If you have content suggestions, please contact: [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com)**

**Layout & Design of the Newsletter/Email Alerts/Facebook by the write idea: [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com)**

**REMINDER**  
If you are planning improvements to the outside of your home, please do not forget to submit your MDR application **BEFORE** beginning the work. Unapproved changes can be costly to the homeowner.

For timely approval, applications should be in the office of Crest Management on or before the 2nd Tuesday of each month. Questions? Reach out to Crest at 281-579-0761.

**The Communications Board Liaison is**  
*Sarah McCoy*  
Sarah can be reached using the form on our Contact page @ [www.commonwealthcivic.com](http://www.commonwealthcivic.com)

# NOTES and REMINDERS

Have something to celebrate?

Our beautifully redecorated Clubhouse is available for rent by residents in good standing with The Commonwealth Homeowners Association.

If you are interested in scheduling a small gathering, please contact Crest Management.

281-579-0761

Be sure to check out The Commonwealth website where you will find documents, forms, a link to pay your dues, newsletters, local information and more!

Visit:

[commonwealthcivic.com](http://commonwealthcivic.com)

To get on our Email Alert list please shoot an email to: [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com) stating your name, email address and physical address.

We do NOT share your email addresses with ANYONE except Crest Management!

An Email Alert is sent out each time a new edition of the newsletter is posted.

REMINDER -- Please put trash cans (and recycling bins) at the curb on the morning of trash pick up days no earlier than 5 p.m. on the day prior to pick up. This also applies to lawn debris. If your landscape company habitually leaves grass and tree cuttings in front of your home each week, ask them to start taking it with them.

They should be happy to accommodate you.

The HOA will pursue this offense - it does frustrate your neighbors.

The City of Sugar Land regulations require that your dog be leashed, at all times while in front of your home, or walking the neighborhood. Your dog may not actually BE a threat to others, however, perception is reality!

AND -- we continue to ask that you pick up after your dog. We have dogwaste disposal stations throughout the community.

Call Katie at Crest Management - 281.945.4663

if you have any questions or need help downloading a Modifications Application from the website.

## Useful Phone Numbers

Police (Non-Emergency)	281-275-2020
Animal Control	281-275-2596
Fire Department	281-491-0852
Water & Streets	281-275-2750
Trash Collection	281-275-2772
Public Works	281-275-2450
Street Lights (Centerpoint)	713-207-2222
<i>when calling about street lights, relay pole #.</i>	
CITY OF SUGAR LAND	3-1-1
POLICE & FIRE EMERGENCY	9-1-1

Crest Management 281-579-0761

Pool Rentals: A-Beautiful Pools 281-376-6510

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