

FUN!

Spooky

HAPPY
HALLOWEEN

SWEET!

Commonwealth Comments

September/October 2025

COMING SOONER THAN YOU THINK!



Tennis Court Update

The HOA has been hard at work overseeing the work being done at our tennis courts. We know you are anxious to get back to the game.

The tennis court renovations project is moving along.

Both the Briarwood and the Knightsbridge tennis court surfaces have been poured. Quality Courts, the contractor, poured the Briarwood surfaces in the early morning hours of July 21 and 22, and then poured the Knightsbridge surfaces in the early morning hours of August 6 and 7.

The concrete needed to cure for about 30 days before the surface finish work and painting could be applied. In the mean time, new LED lighting has been installed. The illumination will be brighter and more even than with the old lights.

Three out of the four tennis courts will include two pickleball courts with portable nets and contrasting lines. The fourth tennis court will be completed without the pickleball lines.

We hope that the **Briarwood tennis courts** will be ready for play **before the end of September**. If the weather cooperates, they may be open sooner.

The Knightsbridge tennis courts should be ready for play about two weeks later.

Thank you so much for your assistance in staying off of the courts during this time period.
(And keeping your children and pets off of them also)

**Your hard earned money keeping
our home values high!**



Good News for the bottom line:

IRS approval has been received. Our nonprofit application has been approved. The Commonwealth Civic Association will no longer be paying sales tax on purchased items.



**PLEASE BE A
GOOD NEIGHBOR
CLEAN UP
AFTER YOUR DOG**

If you live in The Commonwealth and received this newsletter from a friend or neighbor, shoot an email to: news@commonwealthcivic.com and we will add you to our Email distribution list!

**Include your name, physical
address and your email address.**



Civic Association News

Crest Management

Crest Management has assigned a new Assistant Manager to The Commonwealth. Kendall Cook, with Crest since 2018, has taken over the position of Assistant Property Manager.

She is your point of contact for issues related to: **Deed restriction and architectural matters; Clubhouse Scheduler/Tennis Reservations**

She can be reached at: ***Kendall@Crest-Management.com***.

As OUR community partner, Crest Management Company is continually working to provide the tools we need to live and play in our community. Crest has introduced us to their latest and greatest feature, **Email Opt-In**, [separate from The Commonwealth Email Distribution List](#).

Residents will receive official communication, assessment statements, and EMR and deed restriction letters, by email rather than mail, saving the association printing and postage costs.

Update your settings today by logging in and clicking the User icon next to your name. Check the box next to Email Opt-In and click Update Email Choices.

Not registered yet? Head over to www.crest-management.com and click Homeowner Login. Select Not Registered.



National Night Out
Tuesday, October 7, 2025
6 - 9 p.m.

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

www.crest-management.com

If you have questions or need help downloading a
Modification Application from the website,
reach out to Kendall at Crest at 281-945-4663.
Kendall@Crest-Management.com.

If you are planning improvements/renovations to the outside of your home, please do not forget to submit your MDR application **BEFORE** beginning the work.

The current ACC Guidelines and the MDR application may be accessed via the Homeowner Portal on the Crest Management website: www.crest-management.com/

Select the "Exterior Modification Request" button under "Your HOA Management Solution" and follow the instructions.

Unapproved changes can be costly to the homeowner.

For timely approval, applications should be submitted on or before the 2nd Tuesday of the month.

Civic Association Board of Directors Information

The Commonwealth Board of Directors

President
Jim Levermann

Vice President
David Bristow

Treasurer
Jennifer Vance

Secretary
Sarah McCoy

Member At Large
Melissa Harrington

Board Member Liaisons

Clubhouse, Pool and Swim Team –
Jennifer Vance

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

Community Events and Clubs –
Sarah McCoy & Melissa Harrington

Enhancement Committee –
Melissa Harrington

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



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.

Additional 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
juliem@crest-management.com 281-945-4663

The 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
For more information, call Ron at 281-265-0137.

CREST MANAGEMENT Company, Contact Information
P. O. Box 219320, Houston, TX. 77218
www.crest-management.com

Property Manager
Heather
281-945-4630
(After Hours Emergency
713-935-7331)
[HeatherE@](mailto:HeatherE@crest-management.com)
crest-management.com

Assistant Property Manager
Kendall
281-945-4663
Kendall@Crest-Management.com

Deed restriction and architectural matters; Clubhouse Scheduler/ Tennis Reservations

Account Representative - Tammy
281-945-4658 - TammyA@Crest-Management.com

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

Sugar Land Info

WWW.SUGARLANDTX.GOV

Mayor of Sugar Land: *Carol McCutcheon*
City Councilmember for District 4 (Commonwealth):
Rick Miller

At-Large Sugar Land Councilmembers:
Jim Vonderhaar and Robert Boettcher

A Festival of Food and Fun!



Saturdays • 9 a.m. - 1 p.m.
234 Matlage Way, Sugar Land, TX 77478

The market features fresh seasonal produce from local farmers, grass-fed meats, free-range chickens and eggs, local honey, small-batch foods and bakery items. Visitors can also browse art from local artisans and try delicious, ready-to-eat food from local chefs and popular food trucks.

 
@SugarLandParks


Call 311 or
281-275-2900



**We hope the kids are
off to a great school
year!**



FALL FEST - Sugar Land Town Square
Saturday, Sep 20, 2025 • 10am - 3pm

The annual Sugar Land Fall Fest is back with all the classic fall fun, from pumpkins and games to delicious treats. Bring your family and friends to enjoy the festive atmosphere, snap some photos, and create lasting memories together.

Interactive Activities for the kids including a Hayride | Inflatable Corn Maze | Petting Zoo and Musical Chairs (12:30pm - 1:30pm) and much more.....

Stilt Walkers

Musical Entertainment:

SLTS Food Vendors

Micro Transit Pilot Program - Sugar Land On-Demand

The City has partnered with Via Transportation to bring affordable microtransit services to Sugar Land! (Via currently partners with over 750 cities and transit agencies around the world, and have ten years of experience working with 30 partners in Texas.) This top-notch transportation service is now an affordable transit option for Sugar Land's residents and visitors. Limited service began March 18, 2025!

New accounts created on or after May 26th will receive a five-free-rides promotion that will automatically be added for new customers, so give it a try today!

Download the free "Sugar Land On-Demand" app or visit Via's sign-up page <https://city.ridewithvia.com/sugar-land> and scan the QR code. Simply copy and paste the link in your browser. You can also call **346-615-5786** to schedule a ride.

Sugar Land On-Demand, though limited in its service area, will offer a convenient alternative with shared, day-of rides utilizing a fleet of electric sedans and hybrid electric wheelchair accessible minivans.

Where Does It Go?

Service Area Expansion - **Now Covering**

West to include all of Telfair and part of New Territory, east of 99 and the Brazos River.

South to Commonwealth Blvd.

North to include Eldridge Park and the Walmart Neighborhood Store at West Airport and Eldridge.

Use the Sugar Land On-Demand app to see the updated map of the entire service area zone.

The Sugar Land On-Demand service area map contains a residential population of approximately 43,000 people. It will connect some area neighborhoods in central Sugar Land to many popular destinations within the service area zone, such as the regional airport, Constellation Field, Smart Financial Center, the Methodist Hospital, First Colony Mall, St. Lukes Hospital, two commuter park & ride lots, libraries, the University of Houston Sugar Land campus, parks, and a variety of shopping and dining spots. Essentially, you can get to any location as long as it is within the zone!

This is just the pilot (or test) phase of the project, and citywide service is planned as future funding becomes available.



This project is a "test run" to see how well a microtransit service will perform in a city like Sugar Land.

There is no cost to the City for three-year-long pilot and, if successful, is envisioned to be expanded throughout the entirety of Sugar Land. (The sustainable operation of the microtransit service, beyond the three-year-long pilot, will require additional federal funding support, public-private partnerships, and other subsidies so that fares remain low for passengers)

Microtransit is essentially small-scale public transit. It utilizes smaller vehicles (sedans & minivans) and operates within a small service area zone, which enables a very agile service with short wait times and travel times. Microtransit offers many benefits to a community. Because it is a shared ride, it is more sustainable than using a personal vehicle improving air quality and traffic congestion, and the fare is affordable for passengers (\$2 or less per trip).

There are no fixed stops like traditional public transit - the service is flexible and point-to-point (curb-to-curb). Technology allows trips to be requested on-demand in real time when a passenger is ready to go with wait times of approximately 10-15 minutes. The vehicles remain in a small zone within the heart of the City that includes most commercial centers, area hospitals, the regional airport, the University of Houston at Sugar Land campus, and more.

This service will complement the existing transit services offered by Fort Bend Transit with on-demand, day-of rides and connections to their commuter park and ride lots located in Sugar Land, encouraging transit usage in the region. Earlier morning, later evening, and Saturday trips can also be requested.

Affordable Fares

Fares are \$2, and \$1 for extra passengers you are bringing along. This pilot project is subsidized by federal grant funding. Fort Bend County is also supporting the project with funds from the 2023 Mobility Bond.

Information adapted from City of Sugar Land website



Imperial Sugar Mill & The Company Town

After the Civil War, Littleberry Ambrose Ellis bought 2,000 acres of land in the Mills Battle and Cartwright Leagues in 1868, just one mile west of the Sugar Land mill. This included a station on the Southern Pacific tracks, known as Walker Station.

Ellis named the plantation Sartartia after his oldest daughter. He later added 3,300 acres north of the railroad, most in the Battle League, but some in the Alexander Hodge League. In 1879, Ellis and Cunningham became partners contracting with the State to use prison convicts for labor. Convict leasing was a state institution and practiced throughout the southern United States.

In 1883, the partners built a brand new 600-ton raw sugar mill on Ellis' land about a mile west of the Cunningham mill at Sugar Land. They named the mill "Imperial." Just a year later, the partnership dissolved with Ellis retaining his original 5,300 acres and the Imperial Mill. He moved to Austin and turned the operation of the plantation over to his two sons, W. O. (Will) Ellis and C. G. Ellis. Raw sugar had a limited market because of its short shelf life. By the late 1800s, it was being refined into a white, granulated product that could be shipped to distant markets. It was Cunningham's business savvy that led to the first sugar refinery in Texas. The Cunningham Refinery opened in 1896, state-of-the-art and built at a cost of \$1.5 million.

Known as the "Texas Sugar King," a fledgling town emerged under his ownership that included a store, post office, paper mill, acid plant, meat market, boarding house, and depot. But Cunningham's success was cut short by a series of misfortune in bad loans, two major floods and the Great Storm of 1900 that devastated Galveston and the upper Texas Gulf Coast. Massive debt forced his company into receivership and the next important chapter of Sugar Land's history as a company town.

The refinery, town and surrounding 12,500 acres were acquired by partners Isaac H. Kempner and William T. Eldridge in 1908. They began a process of transforming Cunningham's operation into a model company town. They went about transforming what some had called the "Hell Hole of the Brazos" -- a small, rundown, isolated industrial center that included a raw sugar mill, refinery, paper and acid plants, a commissary, saloon and pool hall. A neighboring bar and brothel were immediately closed. Cunningham's convict population was transferred to the state. The course was set to what would become a five-decade transformation, initiated by the founding of Imperial Sugar, a thriving business and company town.

Kempner and Eldridge built streets, houses, commercial businesses, churches, schools and medical facilities to draw "family-type" workers to their isolated refinery and town.

Sugar Land flourished as a company town for five decades under the leadership of Kempner and his son Herbert who owned the properties and land, and under the stewardship of their partner Eldridge who managed the company and town. Ike Kempner put much of his profits from the company back into the town, making it attractive for prospective employees. In Sugar Land, everyone had a job—either at Imperial or Sugarland Industries, Kempner's other company that owned everything else—the stores, the bank, the cattle ranch, the canning company, the mercantile. What you bought—food, clothes, even a car—was paid off through payroll deduction. Health care was virtually free. Imperial put in streets, sewer lines, gas and electric lines and built a network of levees and canals to control flooding and cool refinery equipment.

Kempner and Eldridge practiced a business model known as welfare capitalism, providing an environment and amenities for workers and their families, neither required by law or benefiting their industry.

Not only was their experiment capitalistic by nature, it also took workers' needs into consideration. Testimony of their adherence to this concept was long-average employee tenure and Sugar Land's successful evolution from company town to dynamic incorporated city.



The City has been working on plans for the Sugar Mill and surrounding area for decades. Many are hopeful that a plan will finally come together and Sugar Land can grow even sweeter.



Fort Bend County Info



Please do not be confused.

We have been inundated with information from candidates that are running in partisan races.

NOTE: Most of these candidates are NOT on your November ballot. They are on the MARCH PRIMARY Ballots. More on them in the Spring!

Yes, there will be contested November races but NOT on your ballot.

There ARE 17 scheduled Constitutional Amendments on this ballot. We will send out more detailed information after we see a copy of the printed ballots in October.

We will attempt to locate UNBIASED explanations of how each of these amendments and share reputable sites with you.

Fort Bend County Libraries System-Wide Failure

In February of this year, the Fort Bend County Libraries computer system was attacked in what is being referred to as a "cybersecurity incident".

Users were unable to access their accounts of the system's online catalog after that. Also impacted were the system's email system.

It has been reported that the system will be fully operational again beginning Tuesday, September 2.

According to a Fort Bend County news release in August, they have implemented a completely new replacement server, new network hardware and software and advanced security tools.



Their new app will allow viewing of the online catalog and book place holds. New online services, including Wonderbooks, Kanopy+ and PressReader also will be available.

They have announced that the county will waive late fees until the end of November for books checked out between Feb. 24 and Sept. 1.



Fort Bend County Info

WWW.FORTBENDCOUNTYTX.GOV

Incorporated in 1959

STAY IN THE LOOP

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

FortBendCountyTX.Gov -

e-notifications at the bottom of the page.



Fort Bend County Judge:

KP George

Commissioner Precinct 3 (Commonwealth):

Andy Meyer

Fort Bend County Sheriff:

Eric Fagan

Learn to Prepare for:

Thunderstorms & Lightning

Extreme Heat

Severe Weather

Flooding

Build an Emergency Supply Kit

Tips for Older Adults

Make a Family Plan Now

Emergency Alerts

HINTS FROM READY.GOV

SCAM ALERT – FROM FORT BEND COUNTY SHERIFF ERIC FAGAN

The Fort Bend County Sheriff's Office (FBCSO) has recorded a drastic increase in scams affecting innocent citizens recently, with demands for payment of money to avoid an arrest for a warrant that does not exist!

In the recent past, several residents reported unsolicited telephone calls persuading them to make an immediate payment to avoid an arrest. Large amounts of money were remitted via a payment app that is irrevocable.

Scammers consistently impersonate authority or trusted figures, such as a government official or family member. In the recent reports, a legitimate FBCSO employee name was mentioned by the scammer to create a fake emergency and sense of urgency. The scammer mentioned the warrant was issued for a failure of the citizen to appear for a federal jury summons. To avoid the arrest, the citizen was directed to pay via PayPal.

Employees of the Fort Bend County Sheriff's Office, including warrant officers, do not call to collect warrant fees or to collect money for any type of state or federal jury summons. Employees do not conduct authorized business through wire transfers, payment apps such as PayPal, cryptocurrency, or gift cards.

To prevent being victimized by a scammer:

- Be cautious with unexpected calls from persons who

create a sense of urgency and persuade you to send money to get out of a dilemma, help a family member, or even show willingness to invest money to get a prize or a grant.

- Scammers attempt to obtain your financial information, such as bank account details, social security number, driver's license, or other personally identifiable information and will pretend to be an authority figure or trusted family member in distress.

- Scammers prey on a person's willingness to help others or to stay out of trouble.

- Scammers also exploit your personally identifiable information to commit identity theft, and obtain credit in your name, including loans, grants, and bank cards.

- If a caller or recording such as an AI voice asks questions (Yes/No), uses high-pressure tactics, or makes you feel rushed, it is likely a scammer.

- Some scammers also "spoof" legitimate numbers. Be skeptical and don't trust caller ID completely. Be wary of urgency or callers who create a sense of immediate danger.

- Do not give out information and hang up if you suspect the call is a scam.

- Money sent via PayPal, gift card, cryptocurrency, or payment app is not recoverable. This type of transaction is irreversible.

STAY ALERT —

IF SOMETHING FEELS OFF, IT PROBABLY IS," SAID SHERIFF ERIC FAGAN.

THE CRAWL OF SHAME: ROACHES ON THE RUN

Usually when you're number one in something, you feel darned good. It brings a sense of pride. Over the years Houston has claimed that spot in several areas. In 2021 Houston was named #1 for being the most diverse city in the United States. According to a study by Penske Truck Rental in 2024, Houston was ranked as the #1 moving destination. Everyone knows The Houston Livestock Show and Rodeo holds the title for having the world's largest rodeo. There is another #1 spot it holds that I am sure it's not thrilled about. A study by Pest Gnome, a company that specializes in connecting people to exterminators, declared Houston the city with the most cockroaches—a title few would dispute.

Cockroaches love heat and humidity—and there's no denying that Houston offers ideal conditions for them. Globally there are 4,500 species but only 69 of them live in the United States. Texas has about 30 species but in Houston, there are 4 prevalent species-- American, German, Oriental, and Brown-banded cockroaches.



The largest one you are likely to see in and around your home is the American cockroach growing up to 2 inches long. They are also known as water bugs or palmetto bugs. They are reddish-brown in color and can fly. The German roach is smaller, brown, and has two dark stripes. They have wings but they don't fly. They are the most prolific breeders, and it only takes 100 days (about 3 and a half months) to produce a new generation. They are usually found near food and water sources. They spend their entire lives inside. The Oriental roach is dark brown or black and grow to about 1.25 inches long. Like the German roach, they have wings but don't fly. They prefer cooler, ground-level sites such as basements, crawl spaces, and wet areas. The brown-banded roach likes warmer and drier areas and you're likely to see them in appliances. They can grow to 1.5 inches long and have antennae that are as long as their body. As their name implies, adults have distinctive brown bands. Younger ones are black with two white bands on the body and white-tipped antennae. American, Oriental, and Brown-banded roaches live mostly outdoors but will move indoors in search of food and water.

Cockroaches aren't just an annoyance; they are a health hazard. They carry bacteria that can cause salmonella, staphylococcus, and streptococcus. Cockroaches have been known to play a role as carriers of intestinal diseases, such as dysentery, diarrhea, cholera, and typhoid fever according to the World Health Organization. In an article in the Journal of Allergy, Asthma & Immunology Research, cockroaches are one of the most common sources of indoor allergens.

Most homeowners I know have a professional pest control company treat their homes, both inside and outside, on a regular basis but you can help reduce the cockroach population by limiting their access to water, food, and shelter.

According to www.healthline.com, here are some things you can do:

- seal entry points such as cracks in floors and walls
- fix leaky pipes
- keep typically damp areas dry
- use cockroach traps and bait
- tightly cover all trash containers
- store food in airtight containers (including food in cabinets)
- clean dirty dishes immediately after use
- clean pet food bowl (don't leave pet food out)
- sweep up food crumbs from tables, counters, stovetop, and floors
- wipe up spills immediately
- vacuum and mop floors regularly
- clean (at least annually) around and under furniture that is rarely moved
- clear out clutter from storage closets, shelves, and drawers

Cockroaches are squatters and may act like they own the place but show them the door. With a little diligence, you can evict these six-legged squatters and reclaim your home—one squeaky-clean corner at a time.

*By Cheryl Conley
Lake Creek Nature Preserve*



NOTES and REMINDERS

Have something to celebrate?

Our beautifully decorated 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

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, please use them.



***This newsletter is Underwritten by
The Commonwealth Civic Association***

REMINDER --

Trash cans and recycling bins may not be at the curb prior to 5 p.m. on the day before 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.

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

Commonwealth Comments is published bi-monthly.

If you have content suggestions, please contact:

news@commonwealthcivic.com

Layout & Design of the Newsletter/Email Alerts/Facebook by the write idea: news@commonwealthcivic.com



Useful Phone Numbers

Police (Non-Emergency)	281-275-2020
Animal Control	281-275-2596
Fire Department	281-491-0852
Water & Streets	281-275-2750
Solid Waste Collection	713-726-7307
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

A-BeautifulPools.com