

KIRKWOOD



WE SUPPORT OUR TROOPS

COUNTRY NEWS

Spring/Summer 2016

Volume 8, Issue 1

Kirkwood Country
Homeowners Association
Board of Directors

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Managed by:

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
713-776-1771

Property Managers

Shirley Austin
saustin@mascapi.com

Chris Nochez
cnochez@mascapi.com
713-776-1771

The Kirkwood Country Homeowners Association meets on the first Tuesday of each month at 7 p.m. If you would like to address the Board, please contact MASC API, 713-776-1771

POOL GIVEN A FACELIFT

Drop by the pool and see how nice it looks after its recent facelift! (See photos below.) The pool has been replastered and new furniture was purchased to brighten up the pool area. This is a great way your HOA dues are being utilized as this is giving

back to the community.

Also, this year the Board will be researching and keeping an eye on how many people use the pool. This will indicate if the Board will increase pool hours on certain days and be open during the week.



2016 POOL TAG REGISTRATION

Pool tag registration for the 2016 pool season will be held on:

- **Tuesday, May 24, 5-7 PM**
- **Friday, May 27, 9AM-5 PM**
- **Friday, June 3, 9 AM-5 PM**
- **Tuesday, June 7, 5-7 PM**

Registration will be held at:

MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478

Remember, in order to receive pool tags, you must be current on assessment fees and have no outstanding deed restrictions.

The 2016 Pool Schedule is on Page 2 and a Registration Form is inserted for your convenience.

KIRKWOOD COUNTRY HOA 2016 POOL SCHEDULE

Pool Opens: Saturday, May 28th	12 PM—8 PM	September 3rd - 4th	
May 29th	12 PM—8 PM	September 3rd & 4th	4 PM—8:PM
May 30th, Memorial Day	12 PM—8 PM	September 5th, Labor Day	12 PM —8 PM
June 3rd - August 21st		Pool Closed after September 6th for 2016 season.	
Every Friday—Sunday beginning 6/3	4 PM—8 PM	All persons entering the pool area must be registered and provide 2016 pool ID card. Children 12 years and younger must be accompanied by an adult.	
July 4th	12 PM—8 PM	If you have any questions, please call 713-776-1771. Have a great pool season!	
August 27th - August 28th			
Saturday August 27th	4 PM—8 PM		
Sunday August 28th	4 PM—8 PM		

WATER SAVING TIPS FOR LAWN CARE

Use these water saving tips for lawn care during extended periods of heat and drought.

- Make sure your irrigation system is in good working order. Find any leaks and broken heads.
- Turn off automatic sprinkler settings. Irrigate based on plant stress or on-line tools.
- Don't water lawns during heat of the day; water in early morning.
- Watch your landscape watering—don't water sidewalks, driveways or streets, or let water run down the street.
- Use low volume drip or trickle irrigation for garden and bedding plants.
- Mulch shrubs and other plants to keep moisture in the soil longer. This also controls weeds that compete with garden plants for water.
- Fewer but heavier lawn watering encourages deeper roots which withstand dry weather better. A deeply watered lawn should be able to go 5 to 8 days between waterings.
- To irrigate trees and large shrubs in the lawn, water at their drip-lines—that is where the feeding root system of a tree or shrub is.
- Raise mower height slightly in hot, dry weather. Mow frequently to avoid cutting more than one third of the leaf blade on any cutting.
- Rainwater harvesting systems can provide supplemental water for landscapes and pets.
- Don't use the hose to clean off sidewalks or driveways; sweep them clean.
- Don't put debris, yard clippings or leaves down storm drains.

CRIME PREVENTION TIPS TO PREVENT THEFT

Residents should avoid opening their doors for strangers and never allow them access into their homes. Residents are reminded that City work crews wear uniforms, carry official identification, and drive marked vehicles. Contractors are also expected to be identified by official identification.

Useful tips to help prevent similar crimes:

- Never open the door for strangers; however, it's important to acknowledge people knocking on the door to prevent thieves from forcing their way into a home they believe is empty.
- There's never a reason for work crews to enter a house.
- To ensure the validity of workers in the area, call Houston's non-emergency number at 713-884-3131. Immediately report any suspicious activity in the area, including strangers or vehicles that seem out of place. Many crimes are prevented by alert citizens.

Please obey all speed limits in and around our neighborhood, and be especially careful when around schools, buses and children walking to and from school.

NEW MARQUEE INSTALLED

Another new addition that the HOA Board had installed is a new marquee board, located on Herald

Square and Kirkwood.

This informational board will simplify notifying residents of news and up-

dates about meeting dates, pool tag registration, annual meeting dates, etc.

YARD OF THE MONTH / HOLIDAY WINNERS

Our Yard of the Month contest will be held during the months of June and July. Two homes will be chosen each month and the winners will receive a \$50 gift card to Home Depot.

Get ready for some yard work and some friendly competition!

We are proud to announce the winners of the Christmas Contest:

- **9123 Ketchwood**

- **11627 Shannon Hills**

Congratulations to the winners and a big thank you to all who participated. We look forward to more beautiful decorations next season.

HOME INSURANCE AND ALARM SYSTEMS

Everyone wants to save money, but to save money while increasing the safety of your family and protecting your property is an added bonus. For decades security systems have been regarded as effective deterrents against home burglaries; so much so that some insurance companies offer

discounts when a home has one installed.

The majority of insurance companies offer discounts for alarm systems. Homeowners should check with their individual carriers to determine the amount and availability of the discounts.

In addition to discouraging burglars, monitored alarm systems protect lives and property during fires. Alarms triggered by fire notify fire departments sooner, leading to saved lives and reduced damage. Homeowners should check with their agents to learn if they can save money while being safer.

PROHIBITED YARD PARKING ORDINANCE

The Board of Directors is pleased to announce that the Prohibited Yard Parking Ordinance, Ordinance 2013-1132 was passed by Houston City Council on December 11, 2013, and is now in full force! All residents should be advised that parking any vehicle in your yard is a misdemeanor and violators will be fined not more

than \$150.00 per day.

Vehicles and equipment refers to and includes any house trailer, mobile home, motor truck, passenger motor vehicle, motor home, camper cabin, motorcycle, trailer, boat, farm machinery or similar equipment or any truck with more than two (2) axles or any trailer, mobile home or motor home

with a length exceeding 20 feet.

If you witness a vehicle parked in the front yard of any home in our community, please report it to HPD by calling (713) 884-3131. The address where the vehicle is located, make, model, color and license plate number of the vehicle is required.

Your assistance is appreciated.

ACC GUIDELINES AND DEED RESTRICTIONS

Please keep in mind any improvements or revisions to the exterior of your home must be approved prior to any work being performed. You may call MASC Austin Properties, Inc., 713-776-1771, for an ACC form or with any questions regarding your renovations. Failure to follow these guidelines may result in immediate removal and/or legal action being

taken.

Residents should keep up with trimming trees, repairing fences and maintaining mailboxes. If replacing an entire fence, an ACC form must be completed and submitted prior to the work beginning.

Help keep Kirkwood Country beautiful and attractive to new buyers and keep

our property values up.

The ACC Guidelines and Deed Restrictions were put in place to protect our values. Buying a home is one of the biggest investments you make in your lifetime. Help protect your investment and your neighbors. Please abide by the ACC Guidelines and Deed Restrictions.

TRASH PICKUP

Kirkwood Country HOA
c/o MASC Austin Properties
945 Eldridge Road
Sugar Land, TX 77478

PRSRST STD
US POSTAGE PAID
SUGAR LAND, TX
PERMIT NO 47

Please be advised of the trash pickup days in our community:

- City of Houston Garbage Pickup: **Every Monday**
- Recycling: Every other Monday
- Tree Waste Pickup - 1st Monday of January, March, May, July, September and November
- Junk Waste: 1st Monday of February, April, June, August, October and December

Household trash must be placed inside the city-provided container and placed at the curb no earlier than 6 p.m. the day before and 7 a.m. the day of collection. Containers must be placed out of public view. Violation of any provision of the solid waste ordinance is punishable upon first conviction by a fine of no less than \$250 nor more than \$2,000.

To report a violation or file a complaint, call 3-1-1. All Solid Waste Management Department Supervisors may issue citations.

For more information regarding your trash pickup, please visit the website at www.houstontx.gov/solidwaste/trashfacts.pdf or simply call 3-1-1.

Contact Numbers

Fire, Ambulance, Police Emergency 911
HPD Non-Emergency 713-884-3131
Fire & Ambulance Non-Emergency 713-227-7643
Drug Tip Line 713-466-3673

All other City Services 311

Poison Control Center 800-764-7661

Utilities

City of Houston - Water/Waste Water 713-224-2500
<https://www.houstonwaterbills.houstontx.gov/>
Centerpoint Energy 713-659-2111

Management

MASC Austin Properties 713-776-1771
Property Managers:
Shirley Austin and Chris Nochez

Parking Reminders

The City of Houston has a 311 system that allows you to report issues within our community. Visit www.houston311.org for a service request. Parking trailers of any kind in our community is a deed restriction violation. Parking of large commercial vehicles in a residential area at any time is a city code violation (except while loading/unloading). Inoperable vehicles, including those with expired registration and/or inspection stickers are subject to being towed due to city code violations. Report these and other violations to Houston 311.

Parking in front of mailbox is prohibited.

Did you know...

For the convenience of our residents, you have the option of making payments online. Please visit our website for more details:

**www.mascapi.com.
Phone: 713-776-1771.**

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