

# KIRKWOOD



# COUNTRY NEWS ©

Fall/Winter 2017

Volume 9, Issue 2

Kirkwood Country  
Homeowners Association  
Board of Directors

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John Rankin

Vice-President

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Secretary

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Treasurer

Carina Agustin

At Large

Issa Machon

Trustees

Violetta Adelsberger

ACC Committee

Brenda Garcia  
Richard Machon

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

## ANNUAL MEETING

The Annual Meeting for the Kirkwood Country Homeowners Association, Inc. has been scheduled for Wednesday, October 11, 2017 at 7:00 P.M. The meeting will be conducted at the Cummings Elementary School Cafeteria located at 10455 S. Kirkwood, Houston, TX 77099.

There will be three (3) positions available for two-year terms.

If you are interested in running for one of these positions, please submit your request,

in writing, providing your name, address, telephone number and email address by one of the following means:

- Email: saustin@mascapi.com
- Fax: MASC Austin Properties, Inc., 713-776-1777
- Mail: Kirkwood Country Homeowners Association, Inc., at MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

## ASSESSMENT FEES DUE SOON

It is time to start planning for the 2018 Assessments. **No increase in dues! Early pay discount! Residents will receive a \$50 discount if paid before January 31, 2018.** Below are the assessment specifics:

- Payment must be received by MASC Austin Properties, Inc. by January 31, 2018. A postmarked envelope of January 31, 2018, does not constitute a payment. Payments must be received in their office by this date. **There will be no exceptions and interest will not be waived.**
- There are payment plans available in three (3) installments for the months of November and December 2017 and January 2018. Checks should be made payable to Kirkwood Country HOA and mailed to MASC Austin Properties, Inc., at 945 Eldridge Road, Sugar Land, TX 77478. Please be sure to indicate your account number on your payment. It is located un-

der your name and address on your statement.

- Any payment not received in the office of MASC Austin Properties, Inc., by January 31, 2018, will not be eligible for the discount. Effective February 1, 2018, the full amount will be due along with interest of 10% per annum, until paid in full.
- A reminder letter will be mailed after February 15, 2018, to all homeowners with a past due balance. After March 15, 2018, homeowners will receive a certified demand letter and their account will assess a \$10.00 administration fee as a result of their delinquency. After April 15, 2018, all delinquent accounts will be turned over to the Association's attorney for collection. This will result in additional fees until the account is paid in full. **Online payments: [www.mascapi.com](http://www.mascapi.com).**

## STREET PARKING

It has been noted that our neighborhood is having increased issues with vehicles parking improperly in the streets. One of the main issues is cars parking in front of the mailboxes. This is not only against the law, but and how it

interrupts service for our residents.

If you absolutely must park in the street, you should make sure you are not blocking mailboxes, fire hydrants or other neighbor's

driveways. Blocking mailboxes and fire hydrants are against city ordinances and doing so may result in fines.

Please abide by the law as well as show respect for others.

## PET WASTE DISPOSAL

Pet waste affects more people and places than just your yard. Did you know that most fecal coliform found in urban stormwater comes from non-human origins? When people do not clean up after their pets, animal waste can get into the storm drains, contaminating the water and our environment.

People not picking up after their pets is a problem. We want to encourage people to clean up what their pets leave behind because it can contaminate the area around us, and it's also a common courtesy to your neighbors to clean up after your pets.

Bring a plastic bag with you when you walk your pets around the neighborhood, and encourage other neighbors with pets to do the same. This way, kids playing outside will

not track pet waste into the house, bringing in disease-carrying pests.

By cleaning up after our pets, we can ensure that pet waste does not pollute our local waterways.

Top Ten Reasons to Scoop:

10. Poop attracts disease-carrying pests.
9. Pet waste ruins the reputation of dog owners.
8. Kids can track pet waste into houses.
7. Pet waste offends the neighbors.
6. Some dogs eat poop...don't make



it more difficult for their owners!

5. Scooping keeps poop from accumulating faster than it degrades.
4. Shows respect for neighbors.
3. Pet waste ruins the appearance of property.
2. Scooping is healthier for pets and their owners.

*1. Runoff from pet waste can contaminate local water bodies.*

Please be a responsible pet owner and pick up after pets. Again, when walking a dog, take a plastic bag along and dispose of the waste properly in a trash can. **Scoop the poop...and please remember not to dump anything down a storm drain!**

## 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 be-

ing 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.

## HOLIDAY DECORATIONS

With the holidays just around the corner, we wanted to remind residents of the following schedules:

- **Halloween:** Decorations may be placed from October 1-31, but should be down one (1) week after Halloween.
- **Christmas:** Holiday lights can be placed around Thanksgiving, November 23, and must be taken down within two weeks after New Year's Day.

## BURGLARY PREVENTION

**Don't Give the Burglar a Helping Hand** - Unfortunately, the burglar does not need to look around very long to discover "welcome, burglar" signs unwittingly left around many homes. It is even more unfortunate when you realize that all it takes to make your home less inviting to a burglar is a little common sense and several easy, effective, and inexpensive crime prevention measures. By following these suggestions you can decrease your chances of becoming a burglary victim.

**Survey Your Home** - Look at your home through a burglar's eyes. Does it look like an easy target? Are there obvious security weaknesses?

- Shrubbery should not obscure doors and windows. Trim the growth so that a burglar cannot work undetected
- At night, leave a few lights burning outside your home. Lights over doorways and garages and strategically placed floodlights will make your home less inviting to a burglar
- Windows and doors should be securely locked. Inadequate locks should be replaced or supplemented
- Make your home look occupied at all times

Common sense is all that is needed to identify most security weaknesses around your home.

**Install Better Locks** - Many homes are equipped with spring-latch door locks. Most spring-latch locks can be pried open easily by even the most inept burglar. Crime prevention experts recommend deadbolt locks, to provide the security needed for exterior doors. The bolt on the lock should extend at least one inch into the door frame to provide adequate security. Other good security

locks, such as the pry-resistant rim lock, are available.

Additionally, when you move into a new home, or if you lose your house keys, contact a locksmith to re-key or change-out your locks. The change can be done quickly and fairly inexpensively. It also makes the old or lost keys useless. But most importantly, don't forget to lock up. Even the best locks provide no protection if left unlocked. Securely lock your home even if you plan to be away for only a few minutes.

**Secure Doors & Windows** - Wooden exterior doors have either solid or hollow core construction. Solid core doors provide the greatest security. They are able to withstand attacks by burglars, and are best suited for installation of good locks.

If an exterior door contains a glass panel or is within (48) inches of a window, you should install a double-cylinder deadbolt lock which requires a key to unlock it from either side of the door. This lock will prevent a burglar from reaching inside to unlock the door after breaking the glass.

Doors which swing open to the outside have exposed hinges in easy reach of burglars. These doors can be secured by the hinge pinning technique:

- Remove opposing screws from both sides of each hinge plate
- Insert a pin into the hole on the door frame, leaving a one inch protrusion
- Drill out opposing hole to fit pin when door is closed

**Open Garage Doors** - Open garage doors attract burglars. Make a habit of keeping garage doors closed and locked. An open garage door, with no car in sight, is a clear invitation to a burglar. Especially if the garage is used to store

such items as bicycles, power mowers, garden tools, and other easily stolen property.

**Sliding Glass Doors** - Sliding glass doors are particularly vulnerable to attacks by burglars. The pinning technique mentioned above will prevent the lock from being forced or the door from being lifted from the track. Key operated pins or grips are a preferred method of securing sliding glass doors:

- With the door closed, drill a hole (angle downward) through top and bottom corners of inner frame, partially into the outer frame. Insert pin or nail.

**Securing Windows** - Windows are another common entry point for burglars. Double-hung windows can be easily and inexpensively secured by using the pinning technique above.

Good security for windows is provided by key-operated window locks, especially when used as auxiliaries to conventional window locks. Remember, an open or unlocked window or door invites burglars.

**Give Your Home an Occupied Look** - Most burglars are looking for unoccupied homes. If your home appears occupied, the burglar will usually look for other, more inviting sites.

- When away from home, leave a radio playing.
- Always leave a few inner lights burning at night. Automatic timers can be used to vary the on / off pattern of interior lights when you are away.

With the holidays coming up, you really need to be aware of your surroundings at all times. Stay alert, stay safe!

# 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](http://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** 713-371-1400  
<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](http://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](http://www.mascapi.com).**  
**Phone: 713-776-1771.**

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and the

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