

# KIRKWOOD



WE SUPPORT OUR TROOPS

# COUNTRY NEWS

1st Half 2013

Volume 5, Issue 1

Kirkwood Country  
Homeowners Association

President

John Rankin

Vice-President

Carleen Stocco-Glasgow

Secretary

Elsa Pagan

Treasurer

Carina Agustin

At Large

Issa Machon

Trustees

Vickie Hawkins  
Celia Ramos  
Violetta Adelsberger

Deed Restriction Committee

Chairperson

Celia Ramos

Managed by:

MASC Austin Properties, Inc.  
13726 Florence  
Sugar Land, TX 77498  
713-776-1771

Property Manager

Robin Gard  
Rgard@mascapi.com

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

MONTHLY HOA MEETING  
TUESDAY, APRIL 23, 7 PM

## NEW BOARD MEMBER

The Board would like to thank Dean Henderson for the many years of service he dedicated to the Kirkwood Country HOA Board of Directors. Dean served as Treasurer and was an asset to the community. Good luck, Dean. We will miss you!

We would also like to welcome Carina Agustin to the Board of Directors. Carina has served as a Trustee to the Board for many years and looks forward to being a part of the decision making for her community. WELCOME ABOARD, Carina. We are glad to have you!

Due to the recent changes on the Board, new positions were elected. The following is your current Board:

John Rankin, President  
Carleen Stocco-Glasgow, Vice President  
Elsa Pagan, Secretary  
Carina Agustin, Treasurer  
Issa Machon, Member at Large

Trustees include:

Vickie Hawkins  
Celia Ramos  
Violetta Adelsberger

## POOL TAG REGISTRATION

It is pool tag registration time again. Registration will be on the following days at the pool located at 9011 Dawnridge:

Thursday, May 16th from 6:30 pm to 8:30 pm  
Saturday, May 18th from Noon to 2 pm

Registration will also be held at MASC Austin Properties, Inc., located at 13726 Florence Road on the following days:

Tuesday, May 28th from 5 pm to 7 pm  
Thursday, May 30th from 5 pm to 7 pm

If you are unable to register at any of the times above, you may mail your registration form to MASC Austin Properties, Inc, at 13627 Florence Road, Sugar Land, TX 77498.

Pool Tag Eligibility Requirements:

1. You must be current on your assess-

ments. If you have questions, call Marianne Pickell at (713) 776-1771

2. Deed restrictions must be cleared-if you have questions, call Pennie Johnston at (714) 776-1771
3. You must provide proof of residency-current utility bill and valid Texas Driver's license
4. Residents that have the 2012 registration will be able to renew their registration for 2013 at no charge. If you do not have your 2012 registration, the cost is \$2 each payable by cash or check. There is a limit of six (6) per household.

The 2013 Pool Schedule is posted on Page 2 and a Registration Form is included for your convenience.

# 2013 POOL SCHEDULE

The pool will open Saturday, May 25, 2013:  
 Saturday, May 25th and Sunday, May 26th 4:00PM to 8:00PM  
 Monday, May 27th (Memorial Day) 12:00PM to 8:00PM  
 Friday, May 31st 4:00PM to 8:00 PM

June and July 2013  
 Friday, Saturday and Sundays 4:00PM to 8:00PM  
 Wednesday, July 4<sup>th</sup> 12:00PM to 8:00PM

August (Fridays until school starts)  
 Friday, Saturday and Sundays 4:00PM to 8:00PM

September 2013  
 Sunday, September 1st 4:00PM to 8:00PM  
 Monday, September 2nd (Labor Day) 12:00PM to 8:00PM

The last day the pool will be open is Monday, September 2, 2013.

If you have any questions, please call Robin Gard, Property Manager, at (713) 776-1771.

Have a great summer!!!!

# NEW POOL PERSONNEL

The Board of Directors would like to welcome Bratton Pools and Texas Aquatic Enterprise, Inc., to Kirkwood Country. Mike Bratton, owner of Bratton Pools has been a long time respected resident and vendor in the Sugar Land and Houston areas. He brings lots of pool maintenance experience to our com-

munity. Mike, we look forward to working with you and your crew. WELCOME ABOARD!

Scott Schwab, Account Executive with TAE, is excited about providing top notch lifeguards to Kirkwood Country. Each lifeguard goes through an extreme

background check and life saving classes before he or she is permitted to work for this company. We welcome our new lifeguards and look forward to a great summer!

WELCOME TO KIRKWOOD COUNTRY!

# POOL PARTY

Scott Schwab and the crew at Texas Aquatic Enterprises, Inc., are proud to announce a FREE MOVIE NIGHT at the pool! That's right! While you lounge in the pool you will be treated to a free movie on Friday, July 5<sup>th</sup>. Movie starts

at 8 pm and is available to all homeowners and residents. Please be advised that children under 13 must be accompanied by parent.

Pool rules apply and swim suit attire

only is permitted in the pool. You may also enjoy the movie from the grass or bring your lawn chairs.

A HUGE THANK YOU TO TAE from all of us at Kirkwood Country!

# DELINQUENT ASSESSMENTS

As a reminder, if you have not yet paid your 2013 assessments, they are now delinquent. Interest of 10% per annum will be added to your account if assessments were not paid by January 31, 2013.

Please note that it is your assessments that allow the community to open the pool, maintain the park and tennis court, and landscape the community. They also pay for contracts such as property management, pool maintenance, patrol,

insurance and utilities such as water and electricity. It takes a lot of money and a lot of effort to maintain a community the size of Kirkwood Country. Your assessments make the difference!

# PARKING VIOLATIONS CONTINUE

It appears that each month there are those of you that continue to ignore the violation letters regarding parking in your yard and across sidewalks. If you

witness these violations, please report them by dialing 311 or send an email to 311@houstontx.gov. Please provide address, make, model and color of the ve-

hicle along with the date and time you witnessed the violations. You may also include pictures when emailing 311 Houston.

As of February 28, 2013, Cash Assets: \$316,474.65; Collections 2013 Assessments 76.27% collected.

## CHILDREN AT PLAY

It has been brought to the attention of the Board and property manager that children are continuing to be unsupervised while riding scooters and electric riding toys within the community. Living on a cul-de-sac does not exempt you

from being responsible. It is your responsibility to take care of your children and protect them from strangers and oncoming traffic.

If you witness unsupervised children, please call 911 and report it to Houston

Police Department. You may also call Captain Skillern at the West Side Station, (281) 584-4700. This is the only way we are going to be able to protect our families and hold parents accountable.

## GARAGE SALES RUNNING WILD IN KIRKWOOD COUNTRY

As spring arrives, it seems that more and more of us start spring cleaning. While holding a garage sale is an excellent way to earn extra money for your “treasures”, the City of Houston mandates two (2) per year, per household.

It appears that some of you are holding one every other weekend. That is not considered a garage sale, but a resale business and that is not permitted in this community! Please be advised if you are witnessed holding more than two (2) garage sales per year, you will be reported

to the Harris County Tax Assessor-Collector. You could be liable for income and self-employment taxes on your sale proceeds.

The Houston Police Department has been put on alert for these violations.

## BARKING DOGS

For the past few months, MASC Austin Properties, Inc., has received numerous calls regarding barking dogs. In some instances, a dog barks inappropriately simply because he is placed in a situation which is more rewarding for him to bark than it is for him to be quiet. What your dog is doing makes perfect sense, given the situation in which you have placed him in. If you change the situation, and make silence more rewarding, your dog will quit barking.

The experts will tell you smacking your

dog, spraying him with water, or even hitting them with a rolled up newspaper will not keep your dog from barking. It may cause him to bark more. Find out why the dog is barking and remove that object or remove him from the place he is. Bring him in the home and show him he is a part of the family. Dogs need love, too.

### How to report a barking dog:

If you need to report barking dogs, you always have options.

1. Speak to the owner. It may be as easy as letting them know the dog has become a nuisance.
2. Call 311- the city’s non-emergency helpline.
3. Call the Houston Police Department Non Emergency number at 713-222-3131, the city’s Bureau of Animal Regulation and Care.
4. Online request form-visit [www.webintake.houston.gov/web\\_intake/Controller](http://www.webintake.houston.gov/web_intake/Controller). Choose 311 for service type.

## YARD OF THE MONTH

It is almost time for the Board to start looking for those homeowners that reflect the kind of pride that is worthy of the Yard of the Month. To be eligible to participate in this contest, the following guidelines must apply:

- ◆ Assessment accounts must be paid
- ◆ All deed retractions must be cleared
- ◆ Cars may not be parked across the sidewalk, in the yard or in

front of mailboxes

- ◆ Paint must be fresh, without chipping and of a neutral color
- ◆ Trees must be trimmed and be neat in appearance
- ◆ Flowerbeds must be weeded and appear clean
- ◆ Lawns must be mowed, edged and appear manicured
- ◆ Driveways must be free of grass in expansion joints

- ◆ Trash cans must be placed out of public view
- ◆ Fences must be neat and not in need of repair or replacement

As a contest winner, a sign will be placed in your yard for the entire month reflecting Yard of the Month, you will be awarded with a gift card to Home Depot or a local nursery and your property will be featured in the newsletter and on the website. Stay posted to the website for more details.

Good Luck!!

# DEED RESTRICTIONS

Kirkwood Country HOA  
c/o MASC Austin Properties  
13726 Florence Road  
Sugar Land, TX 77498

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

Each month the management company conducts a deed restriction inspection and every month the same violations are written to the same homeowners. Aren't you tired of getting these letters? The Board has the responsibility to make sure that violations are dealt with in a timely manner, and if that means that they have to be pursued legally, than that is what they will do.

If you have received a letter requesting that you make corrections or repairs to your property or home, please do not think that this will go away. If the Board feels that the violation warrants legal action, the Association's attorney will file suit and you will be responsible for those fees as well. It is much easier and less expensive to deal with the issues at hand than to pay legal fees for ignoring them. If you have questions about your violations, please call Pennie Johnston at (713)776-1771.

## Top 5 Deed Restrictions within the community:

1. Landscaping (mowing and edging)
2. Maintenance (painting, gutters, soffits and home repairs)
3. Rubbish and Debris (items visible from the street)
4. Vehicle Parking (inoperable vehicles)
5. Fencing (broken or missing pickets)

## TRASH PICKUP SCHEDULE

- Pick-up Days: Monday
- Heavy Trash pickup is the 1st Monday of the month. (Beginning 11/1/12)
- Recycle: Every other Monday
- February, April, June, August, October, December - Heavy junk months
- January, March, May, July, September, November - Tree waste only

## Contact Numbers

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

All other City Services 311

Poison Control Center 800-764-7661

### Neighborhood Patrol

(Call 911 for ALL emergencies)

Emergency No: 911  
For Non-Emergency (HPD): 713-884-3131

### Utilities

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

AT&T 800-464-7928

### Management

MASC Austin Properties 713-776-1771  
Property Manager Robin Gard  
Collections Robert Rivera

## Parking Reminders

Parking a trailer of any kind where it can be seen from the street is a Kirkwood Country deed restriction violation.

Parking of a large commercial vehicle in a residential area at anytime is a city code violation (except while loading/unloading)

Inoperable vehicles and those with expired registrations parked on the street are also in violation of city code and are subject to towing.

To report parking, traffic, or any other violations call 713-884-3131. You may identify yourself as a **concerned citizen** on any call to HPD.

HPD issues citations for these and other parking violations in Kirkwood Country.

## Did you know...

It is against the law to let your pet roam freely outside the confines of your property? This applies to every person, every pet! Obey the leash law... always keep your pet on a leash!!

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**Homeowners' Association**

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