

KIRKWOOD



WE SUPPORT OUR TROOPS

COUNTRY NEWS

1st Half 2014

Volume 6, Issue 1

Kirkwood Country
Homeowners Association

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Secretary

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Treasurer

Carina Agustin

At Large

Issa Machon

Trustees

Violetta Adelsberger

ACC Committee

Richard Machon, Chairperson

Brenda Garcia

Managed by:

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

Property Manager

Robin Gard
rgard@mascapi.com
713-776-1771

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 at 713-776-1771.

MONTHLY HOA MEETING
TUESDAY, MAY 27, 7 PM

IT'S ALMOST POOL SEASON!

Pool season is fast approaching and we are pleased to announce that Sweetwater Pools will be providing lifeguard services to Kirkwood Country this year. Sweetwater Pools is a fast growing full service Pool Company with many years of experience in providing not only lifeguard services but pool maintenance and repairs as well. We will not have on-site pool registration; however, for your convenience, registration will be held on the following dates at MASC Austin Properties located at 945 Eldridge Road, Sugar Land, TX 77478:

- May 21st and June 4th from 5 p.m. to 7 p.m.
- May 22nd, 23rd, 29th, and 30th from 3 p.m. to 5 p.m.
- June 5th, 6th, 12th, and 13th from 3 p.m. to 5 p.m.

The 2014 pool schedule is as follows:

- Pool opens Saturday, June 7th
- Pool will close after Monday, September 1st (Labor Day)
- Pool will be closed Monday through Thursday and opened Friday, Saturday, and Sunday from 4 p.m. to 8 p.m. except for opening day, July 4th and Labor Day, September 1st, when pool hours will be from 12 noon to 8 p.m.

Please remember that pool I.D.'s must be verified before entering the pool and children 12 and under must be accompanied by an adult at all times. Assessment accounts must be current in order to have pool privileges. If you have any questions, please feel free to call MASC Austin Properties, Inc., at (713) 776-1771.

We hope you have a safe and happy summer!

PATROL SERVICES

By now most of you have noticed the patrol vehicles patrolling throughout the community. State Tactical Security & Investigations have been assisting to keep Kirkwood Country crime free. These officers strive to

provide a quality service and a safer environment to all residents. The Board recently approved additional patrol hours for the safety of all homeowners and residents. We hope that you feel safer just knowing they are here watching over us.

MASC AUSTIN PROPERTIES, INC., HAS MOVED. THEIR NEW ADDRESS:

945 Eldridge Road, Sugar Land, Texas 77478

Phone: 713-776-1771

ONLINE PAYMENTS NOW AVAILABLE: We are also very pleased to announce that we now accept payments online. Please visit our website for more details, www.mascape.com.

VEHICLE PARKING STICKERS

Many of you have reported strange vehicles cruising through our streets and homes that have been broken into. The Board has approved the purchase of vehicle parking stickers so that homeowners and residents of our subdivision can be identified. When you pick

up your pool tags, you will also be given up to (4) parking stickers for the vehicles that are housed at your address. These stickers should not be placed on the front windshield but adhered to the left hand corner of the rear window. Vehicle stickers will assist our patrol officers in iden-

tifying vehicles that belong to our Kirkwood Country residents.

For the safety of all of us, please ask for your sticker(s) when registering for pool tags. Homeowners who do not reside in the neighborhood do not require stickers.

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. Also be advised that parking in front of a mailbox is prohibited.

If you have questions regarding this ordinance, please contact Robin Gard at MASC Austin Properties, Inc. at (713) 776-1771 or via email rgard@mascapi.com. We encourage you to assist us in maintaining a violation free community.

PARKS AND TENNIS COURTS MAY BE CLOSING

It has been brought to the attention of our Management Company that violators continue to vandalize the park and tennis courts. Your hard earned assessment dollars fund each repair, light fixture, table, bench and gate that must be replaced. While it is the responsibility of the Board to make decisions on behalf of

the homeowners of Kirkwood Country, we strive for solutions that will continue to make our community better.

Unfortunately, if we do not stop the vandalism, the park and tennis courts will have to be closed permanently. The cost of repairs each time they are abused

is more than the community can afford. Our children and families deserve to enjoy these facilities.

Please report any abuse to 911 and Property Manager, Robin Gard at (713) 776-1771. Help us keep our parks and playground area safe and beautiful!

ARE YOU GOING ON VACATION?

Many of us have started planning for our family vacation over the summer. Any time you leave your home for an extended period of time, you should always take precautions to protect it. Below are some helpful tips to assist you:

- Never announce on any social website (Facebook, Myspace) that you will be out of town.
- Leave a light on in a room to give the appearance that someone is in the home.

- Place a small fan by the front window so that curtains move periodically.
- Call the post office and have your mail stopped while you are gone.
- Stop the delivery of your newspaper.
- If you have a lawn service, pay in advance so that the service is maintained while you are away.
- Be sure to make accommodations for your pets if they will not be traveling with you.

- Unplug small appliances. This will also assist in lowering your utility bill while you are away.
- Be sure all doors, windows and garage doors are locked.
- If you leave a key outside for emergency purposes, make sure it is removed while you are away. You may ask a neighbor you trust or family member to keep it in case of emergency until you return.

We want you to enjoy your vacation, so be cautious while planning.

TRASH PICK UP

Homeowners and residents please be advised of the trash pickup days in our community:

- City of Houston Garbage Pick Up: Monday
- Heavy Trash (Junk) and Tree Waste: 1st Monday of each month
- February, April, June, August, October and December - Heavy (Junk) Trash Pick Up
- January, March, May, July, September, and November - Tree Waste Pick Up

• Recycling: Every other Monday

It is imperative that we adhere to these schedules to keep our curbs free of debris, animals from dragging trash from one home to another and most importantly to maintain our curb appeal. Right now is a seller's market. New homes are being placed for sale all over our city. We need to remember that new buyers will also be looking in our community for a place to call home.

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 collec-

tion. Containers must be placed out of public view once they are emptied. 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.

HURRICANE SEASON

After one of the quietest hurricane seasons in decades, forecasters predict a below-average 2014 Atlantic hurricane season. The early outlook released March 24, 2014 calls for 11 named storms, including 5 hurricanes, two of which are predicted to attain major hurricane status, Category 3 or stronger.

You can never be too cautious when it comes to protecting your family and property. Below are some tips that may assist you in preparing for devastation:

Before The Storm Hits:

- Consider purchasing flood insurance. Once a storm has hit the Gulf, agents are not permitted to make additional coverage to your policies.
- Start pricing and/or purchase generators. If you already have one, test it to be sure it is still functioning properly. Don't wait too long.

These items are hard to find when the storm has hit. Also, purchase a portable radio for up to date instructions in case of a power outage.

- If you have elderly loved ones or those without transportation, register with 2-1-1 for evacuation assistance.
- Have a plan of action and be prepared to take action. Don't be a hero. Waiting too long to act could potentially place you and your family in danger.
- Take current photos of everyone in your home and have them laminated. Keep a copy in your wallet and/or purse in case you are separated. Also purchase a safety deposit box for important documents (birth certificates, social security cards, marriage licenses) for safe keeping. They are hard to replace

and in some cases take weeks to replace especially for out of state certificates.

Preparing Your Home:

- Make sure you have filled your vehicle with gas. Lines get long and have been known to run out due to the number of evacuations.
- Board up all windows and secure shutters.
- Start trimming trees or limbs that appears to be weakening, especially those that are closest to your home.
- Secure all outside furniture, bbq grills, planters, etc.
- Fill your bathtub with water for sanitary purposes (toilets, cleaning).
- Turn off all propane tanks.
- Pack dry food in plastic bags for pets. Make sure you include them in your evacuation route.

* **Food for Thought: *Our job is not to see through one another, but to see one another through.*** *

Assets as of March 31, 2014 - \$391,211.54; delinquencies - \$136,466.88.
2014 Assessment Collection - 83.82%.

GARDENING TIPS

Most of us just want our yards to be pretty, but don't actually have a plan. Sound familiar? Well here are a tips to assist you in your new flowerbeds:

- Talk to your local nursery about how much sunlight your plants will have. Then determine what flowers or plants you like. It could be that you have full sun and need plants that can take our Texas heat. Or you may have partial sun which provides for a wider selection.
- Once you choose the foliage, purchase some gardening tools. Pruning shears are a must for light shrubbery or rose bushes. A digging spade or small shovel make all the difference in the world when digging. A garden fork is optional, but may be used to break up some of the hard dirt or clay. A stiff tined soil rake is vital to leveling soil or removing small stones. A fan-style rake is needed to clean up. It is wider and after you are done will make the cleanup faster. Believe me, you'll be glad you bought this tool!
- Choose a good garden hose to water your plants or water wand. The wand will be perfect for watering seedlings or new plants. Sprinklers are essential to watering. Be sure you get one that rotates so all areas are covered.
- Get a good potting soil or hummus (composed manure compost) to plant your new plants or flowers in. Good rich soil is essential to good growth. Even if you don't have a green thumb, the soil will make or break the difference in how your garden grows.
- Finally, find an area you want to start with and just do it! Don't try to do an entire yard in one sitting. It is overwhelming and in most times you get too tired before you finish. Take your time and enjoy what you have started. Then move on to the next area. You will be glad you did. Ready, Set...Go! Happy Gardening!

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

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

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

Emergency No: 911
For Non-Emergency (HPD): 713-884-3131
(Effective 10/26/13, State Tactical Security & Investigations will patrol Kirkwood Country HOA.)

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

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.

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!!

The *Kirkwood Country News* is

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and the

Kirkwood Country

Homeowners' Association

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