

KIRKWOOD



WE SUPPORT OUR TROOPS

COUNTRY NEWS

2nd Half 2013

Volume 5, Issue 2

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

ACC Committee

Richard Machon, Chairperson

Brenda Garcia

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.

ANNUAL HOA MEETING
TUESDAY, OCTOBER 22, 7 PM

IT'S ASSESSMENT TIME AGAIN!

It is time to start planning for the 2014 Assessments. During the August HOA meeting, the Board voted to increase the assessments to \$495.00. Below are the assessment specifics:

- Payment must be received by MASC Austin Properties, Inc. by January 31, 2014. A postmarked envelope of January 31, 2014, 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 (3) installments of \$165.00 for the months of November and December 2013 and January 2014. Checks should be made payable to Kirkwood Country HOA and mailed to MASC Austin Properties, Inc., at 13726 Florence Road, Sugar Land, TX 77498. Please be sure to indicate your account number on your payment.

ANNUAL MEETING

The 2013 Kirkwood Country Annual Homeowners Meeting is scheduled for October 22, 2013, at 7:00 PM. The meeting will be held at Cummings Elementary School Cafeteria located at 10455 South Kirkwood, Houston, TX 77099. There are (3) positions available for two year terms.

If you are interested in being on the Board of Directors for your community, please email Property Manager, Robin Gard at

It is located under your name and address on your statement.

- The Board is offering a discount of \$45.00 to homeowners who make their payments in full by January 31, 2014. Any payment of \$450.00 not received in the office of MASC Austin Properties, Inc., by January 31, 2014, will not be eligible for the discount. Effective February 1, 2014, the full amount of \$495.00 will be due along with interest of 10% per annum, until paid in full.
- A reminder letter will be mailed after February 15, 2014, to all homeowners with a past due balance. After March 15, 2014, homeowners will receive a certified demand letter and their account will assess a \$15.00 collection fee as a result of their delinquency. After April 15, 2014, all delinquent accounts will be turned over to the Association's attorney for collection.

rgard@mascapi.com to be placed on the proxy/absentee ballot. Being a Board member has many advantages. You are involved in every decision that is made for Kirkwood Country HOA and contribute to the betterment of your Association.

We encourage you to come, bring your neighbors and be a part of what is happening in your community.

NEW PATROL SERVICES

The Board of Directors would like to welcome State Tactical Security & Investigations to Kirkwood Country! Effective October 26, 2013, they will be patrolling the streets of our community to assist us in keeping Kirkwood Country crime free.

These are armed, trained, professional officers who are motivated to accept any challenge to make our property a safer and more peaceful environment. STSI strives to provide coverage specifically designed to meet our needs. If you see these new officers, stop them,

say hello and welcome them to our neighborhood. They are here to protect us and remind criminals that we are serious about keeping Kirkwood Country safe!

Welcome Aboard State Tactical Security & Investigations!!

CRIMINALS BEWARE!

Soon the Kirkwood Country will undergo security measures to assist management and patrol with crime in our area. Surveillance cameras will be installed throughout the community so that criminals will have no way to escape the law. These cameras are hi-

tech and will reflect license plates, make, model and colors of vehicles, on foot pedestrians and other activity within the community.

Surveillance cameras monitor streets, the park, pool and surrounding areas.

They assist us in eliminating damage to our community and help to keep our property values up. In this day and time, it is imperative that we take back our homes and let criminals know that Kirkwood Country is fighting back!

PROHIBITED YARD PARKING ORDINANCE

Kirkwood Country has joined forces with the City of Houston to rid the community of vehicles parked in yards. This ordinance will prohibit all parking on unimproved surfaces on the front and/or side yards of all single-family property. Should the application be approved, violating the Prohibited Yard Parking Area will be a misdemeanor and all violators

will be fined not more than \$150 per day.

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

trailer, mobile home or motor home with a length exceeding (20) feet.

This ordinance does not address parking in the right-of-way. If you have questions regarding this ordinance, please contact Robin Gard at MASC Austin Properties, Inc. at (713) 776-1771 or via email at rgard@mascapi.com.

ANIMALS, PETS AND PROPERTY OWNERS

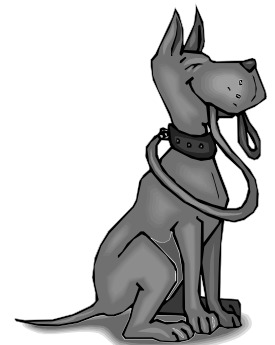
With the weather becoming cooler, it is a great time to let your four legged friends outside, **BUT** the City Ordinance states that all pets must be leashed.

It is also not your neighbor's responsibility to pick up dog or cat waste that your pet leaves behind. Carry a "pooper scooper" and make sure that you are being a responsible pet owner

and clean up wastes immediately.

Pets that are in a fenced yard must be in a secure yard so the pet cannot get out. If your fence has broken pickets and your furry friend has access to the opening, it must be repaired immediately. Broken pickets are not only a deed restriction violation but could also put your pet in a dangerous situation on busy streets.

Our pets are loyal and love us. Let's make sure we show them the same love by protecting the yard of which they dwell.



TRASH PICK UP

Please keep in mind the trash schedule:

- Automated Regular Yard Waste: 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
- As the management company conducts

its monthly inspection, homeowners are being notified that heavy trash is being placed at the curb before the designated pick up days. Please assist us in keeping our community "trash free" by placing your items at the curb no earlier than 6 p.m. the evening before or morning of the specific pick up

HALLOWEEN FUN

Halloween can be a fun experience for all children and families. But it only takes a few to ruin it for everyone. Please keep your children safe by purchasing glow necklaces or wands so that they are seen by passers-by. Costumes that are light in color or have lights are an excellent way to make sure that they are seen.

Always make sure to check your child's bag before allowing them to eat their candy. Here are a few tips to make sure your holiday is a fun one:

- Never go into a stranger's home. Stay outside so parents are visible.

- Always look both ways when crossing the street. If you are trick or treating with a smaller brother or sister, always hold their hand while crossing.
- Vandalism is never cool, even on Halloween. Throwing of eggs and/or other objects could land you in trouble with the law and nobody wants to sit in a jail cell in a costume.
- If you trick or treat with your



dog, be sure he/she is leashed and never allow other children to pet it. Some dogs are fine to be petted, but when there are a lot of strangers around, some dogs get nervous and may bite as a result of being frightened.

- Be respectful of your neighbor's yards. Do not run from one yard to another. Walk along the sidewalk and do not trample flowerbeds or plants.
- HAVE FUN!!! BE SAFE!!!

HOUSEHOLD TIPS

As the holidays are approaching, many of you will be considering spending that time with family and friends out of town. Here are a few helpful tips to keep your home safe:

- If you have been putting off getting that lock fixed, do so now. Would-be burglars are scoping out their next victim.
- Thirty-four percent (34%) of most break-ins happen at the front door. Make sure you have a dead bolt. If not, it pays to get one. Ranging from \$25 to \$100, this can be a

great investment and one that you will use for years to come.

- Purchase a bar for windows that do not lock. They prevent the window from sliding.
- Purchase an alarm system. ADT has a special of \$99 for installation right now. Call (877) 623-9455 for more information. Chances are, the sign placed in your yard is enough to detour a burglar.
- Have mail forwarded and newspapers stopped so they

are not collecting. This is a sure sign no one is home and unfortunately criminals take advantage of that.

- Leave lights on and a fan running in the front room of the home so that curtains move. You can also leave a radio on to a talk show. This gives the appearance that someone is in the home.
- Tell a neighbor to watch your home and do the same for them when they are out of town. Use this buddy system...it works!

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!!

The *Kirkwood Country News* is

produced by

Barlisa Enterprises, Inc.

and the

Kirkwood Country

Homeowners' Association

Disclaimer: Barlisa Enterprises, Inc., makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately-owned rights. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise does not necessarily constitute or imply its endorsement, recommendation, or favoring by Barlisa Enterprises, Inc. The views and opinions expressed herein do not necessarily state or reflect those of Barlisa Enterprises, Inc.