

KIRKWOOD



WE SUPPORT OUR TROOPS

COUNTRY NEWS

2nd Half 2014

Volume 6, Issue 2

Kirkwood Country
Homeowners Association

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ACC Committee

Richard Machon

Brenda Garcia

Managed by:

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

Property Manager

Francis Coria
fcoria@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 Francis Coria, 713-776-1771.

ANNUAL HOA MEETING
TUESDAY, OCTOBER 8, 7 PM

IT'S NEARLY ASSESSMENT TIME AGAIN!

It is time to start planning for the 2015 Assessments. The Board will make an announcement at the Annual HOA Meeting as to whether assessments will increase. Below are the assessment specifics:

- Payment must be received by MASC Austin Properties, Inc. by January 31, 2014. A postmarked envelope of January 31, 2015, 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 2014 and January 2015. 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 under your name and address on your statement.

- The Board is offering a discount to homeowners who pay on time. Any payment not received in the office of MASC Austin Properties, Inc., by January 31, 2015, will not be eligible for the discount. Effective February 1, 2015, 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, 2015, to all homeowners with a past due balance. After March 15, 2015, 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, 2015, 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.

ANNUAL MEETING

The 2014 Kirkwood Country Annual Homeowners Meeting is scheduled for **October 8, 2014, at 7:00 PM**. The meeting will be held at Cummings Elementary School Cafeteria located at 10455 South Kirkwood, Houston, TX 77099. There are two (2) positions available for two year terms.

If you are interested in being on the Board of Directors for your community, please

email Property Manager, Francis Coria, at fcoria@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.

NATIONAL NIGHT OUT - OCTOBER 7

National Night Out is a crime prevention event that enables citizens and citizens groups to band together in a unified fight against crime and drugs.

Our strength is in our unity. Our strength sends a clear message to the criminals that we will not tolerate crime in our neighborhood.

Kirkwood Country Board of Directors

will be hosting a pizza party, with drinks, on **Tuesday, October 7, from 7:00 to 9:00 p.m.**, at the Community's tennis court/pool area, 9011 Dawnridge.

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. Vehi-

cle stickers will assist our patrol officers in identifying vehicles that belong to our Kirkwood Country residents.

Vehicle parking sticker forms will be available at National Night Out or you may request one from MASC Austin Properties, Inc., at 713-776-1771.

PROHIBITED YARD PARKING ORDINANCE

The Board of Directors offers a friendly reminder 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 Francis Coria at MASC Austin Properties, Inc., at (713) 776-1771 or via email fcoria@mascape.com. We encourage you to assist us in maintaining a violation free community.

TRASH PICK UP

The trash pick up schedule for Kirkwood Country is:

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

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.

CHRISTMAS DECORATING CONTEST

Believe it or not, it is not too early to begin thinking of decorating for the Christmas holidays. We will be having a contest this season and two winners will be awarded \$50 gift certificates. We will be choosing one winner from the North section and one winner from the South section. Start planning now!!

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, which will not only make your home more secure, but chances are, the sign placed in your yard is enough to deter a burglar.
- Have mail forwarded and newspapers stopped so they are not collecting on your lawn or at the front door. 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!
- Social Media: Never announce on any social website (Facebook, Myspace) that you will be out of town and do not publish pictures.
- When purchasing appliances, electronics, etc., dispose of boxes by tearing apart and placing in trash can. Do not place boxes at the street as this only advertises your purchases.

DEED RESTRICTIONS

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

PRSRT 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. Repeat violators will be pursued legally.

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 London Mays 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)

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
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 Francis Coria
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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and the

Kirkwood Country

Homeowners' Association

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