

## KIRKWOOD COUNTRY



# THE KIRKWOOD COUNTRY

YOUR  
COMMUNITY  
NEWSLETTER  
FALL 2020

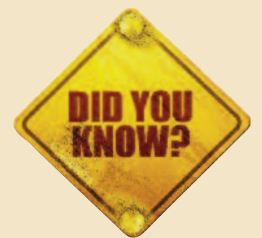
# BRIEF

## ANNUAL MEETING POSTPONED

In light of concerns with COVID-19 in the United States and globally, the U.S. Centers for Disease Control and Prevention (“CDC”) and other public health officials have recommended against large, in-person gatherings until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to HOA’s. Under recommendations received by the association’s attorney, the Kirkwood Country Board of Directors has decided to postpone the annual meeting at this time. Once the restrictions have been lifted, the association will take the necessary steps to conduct the annual meeting and election.

## PLEASE REMEMBER TO GET ACC APPROVAL PRIOR TO MAKING EXTERIOR CHANGES TO YOUR HOME

The Architectural Control Committee (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity, and design. Having a consistent appearance, especially one that is aesthetically pleasing, is one of the best ways to maintain and protect the community’s property values. Buying a home is a major investment so you want to protect its value as much as possible. By abiding by the community’s architectural standards and following the correct procedure for home modifications, you are contributing to your community’s success.



Recently, there has been a lot of work being done on homes since homeowners are more likely to be home during the pandemic. While we love to see neighbors taking care of their homes, we must make sure that you still submit ACC forms and plans to the Board prior. Mrs. Brittany Austin from API is the person in charge of handling the ACC requests. She can be reached at [bwigly@mascap.com](mailto:bwigly@mascap.com) or 713-776-1771 for questions. The ACC Form can be downloaded from the “Documents” tab at Kirkwood Country’s webpage - [www.kirkwoodcountry.com](http://www.kirkwoodcountry.com).

# YARD OF THE MONTH WINNERS!

We'd like to congratulate the following homes for winning this year's Yard of the Month contest:

**11648 Herald Square Dr.  
11602 Karlwood Lane**

## WAY TO GO!

Join us next year in the months of June 2021 through August 2021 for your chance to win \$50 from Home Depot!

# CHRISTMAS DECORATING CONTEST

The Board of Directors will be hosting another Christmas Decorating Contest! The Board will choose SIX homes that show over and beyond decorating for the Christmas season. Make sure to play along for a chance to win some great gift cards!

# SIGN-UP FOR EMAIL NOTIFICATIONS

The Board has implemented an E-mail Blast feature for residents in order to distribute important community information via email. If you are interested in receiving E-mail Blasts, please visit the community's website at: [www.kirkwoodcountry.com](http://www.kirkwoodcountry.com) and click on the link at the top of the page.

# ANNUAL ASSESSMENTS COMING

## NO INCREASE IN DUES! PAY EARLY AND GET A DISCOUNT!

It is time to start planning for the 2021 Assessments. **No increase in dues! Early pay discount! Residents will receive a \$45 discount if paid before January 31, 2021.**

To receive the **\$45.00 discount**, you must comply with the following: **NO EXCEPTIONS WILL BE GRANTED!**

**1. Payment of the entire Discounted Assessment Amount (\$450.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2021. An envelope post marked January 31, 2021 does not constitute receipt of payment.**

**2. Payment plans are available - Three installments may be made: 1) November of 2020, 2) December of 2020, and 3) January of 2021. A total of \$450.00 must be paid in full and received on or before January 31, 2021. If your payment plan runs over the January 31st deadline, you must pay the full \$495.00.**

**3. Any account which reflects an outstanding balance prior to 2021 that is not paid in full by January 31, 2021 will not be eligible to receive the discount.**

**4. Please write your Account ID number on the lower left corner of your check. Your Account ID number is shown on the invoice you received in the mail.**

**5. Please make your check payable to Kirkwood Country HOA, Inc., and mail it in care of MASC Austin Properties, Inc., P O Box 398, Richmond, TX 77406-0006.**

**6. Please log onto your TownSq account for your account information and online payment options. To register your account, please log onto [www.townsq.io](http://www.townsq.io).**

The 2021 annual assessment is due on January 1, 2021, and is late on February 1, 2021. All past due accounts will be assessed interest in the amount of 10% per annum and a \$15.00 per month collection fee until paid in full. A certified demand letter, with a minimum \$35.00 collection fee being assessed to the account, will be sent after February 15th. All past due accounts will be turned over to the Association's attorney for collection after March 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary. Should you have additional hardships you would like the Board to consider, please contact MASC Austin Properties, Inc. as soon as possible. Communication can go a long way and help avoid additional fees added to your account.

# PLEASE DON'T PARK IN FRONT OF MAILBOXES OR FIRE HYDRANTS



**PLEASE NOTE: PER TEXAS LAW, YOU MUST PARK AT LEAST 15 FEET AWAY FROM A FIRE HYDRANT. ALSO, PARKING IN FRONT OF MAILBOXES MAKES IT DIFFICULT FOR RESIDENTS TO CHECK THEIR MAIL. PLEASE REFRAIN FROM PARKING ON THE GRASS AND IN FRONT OF THE COMMUNITY MAILBOXES. THANK YOU!**

# FALL LAWN TIPS: YOU'LL THANK YOURSELF NEXT SPRING

You may think there isn't much to do for lawn care in the fall season because grass stops growing. What you may not realize is how caring for your grass in the fall, helps provide a more healthy lawn and fast start in the spring.



The summer months are hard on lawns and plants here in the hot climate of Texas. During the hot weather our lawns utilize a lot of nutrients from the soil.

If your grass and plants are weak during the fall season and go into winter with weak roots, then it will be difficult to survive and grow back in the Spring. So, the fall season is a great time to replenish your soil with the lost nutrients.

## Continue Watering and Mowing

Continuing to water and mow your lawn during fall helps maintain the health of roots. You will want to drop the blade of the mower to the lowest level during the last two cuttings of the year. This is pivotal in allowing more sunlight to penetrate the crown thus less leaf will be turning brown as the winter comes.

## Apply Pre-Emergent Fertilizer

You might notice your grass leaves growing more slowly when the weather turns cool, but what you don't notice is the roots growing more quickly. Fall is the time to apply a pre-emergent fertilizer, to help the roots get those nutrients they need and to keep the weeds from growing into spring.

Lawn fertilization in the fall is a great way to help give your grass and plant roots a boost before winter hits. This is how your grass will come back to life in spring, with a lush green appearance free of weeds.

## Soil Aeration

Aerating your lawn during the fall enables the oxygen, water, and fertilizer to reach the grassroots. Lawn aeration is usually done once per year and the fall season is a great time to do it.

## VOLUNTEERS NEEDED!

A community is only as strong as the people who participate in it. Our community is constantly looking for dedicated and talented homeowners for committees and to help organize events. Why volunteer?

1. To protect your property values and maintain the quality of life you expect in your community.
2. To give back to your community and neighbors.
3. To be sociable, meet your neighbors, and make friends.
5. To have fun accomplishing things around your community together with your neighbors.
6. To express yourself and be creative while offering your opinion on solutions to your community's day to day needs.

If you would like to volunteer, please contact Chris Nochez with MASC Austin Properties, Inc. at 713-776-1771.

## IN THE KNOW: TRASH SCHEDULE



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.



# KIRKWOOD COUNTRY

C/O MASC Austin Properties, Inc.  
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Sugar Land, TX 77478  
Phone: (713) 776-1771

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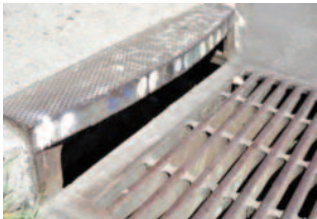
# POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

**281-277-4013**

## KEEP STORM DRAINS CLEAN

To lessen the possibility of street flooding, we ask residents to please keep storm drains clean and free from yard debris and trash. Please do not put any items down the drains. They are meant to drain water out of the streets only.



**THIS**



**NOT THIS**



## HELPFUL PHONE NUMBERS

EMERGENCY	911
Houston Police Dept.	713-884-3131
City of Houston 3-1-1	311
Harris County Animal Shelter	281-999-3191
Poison Control Hotline	800-222-1222
Reliant Energy (Electric)	713-207-7777
CenterPoint Energy (Gas)	281-342-6665
Comcast	800-934-6489
Call Before You Dig	811